



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



CHAPMAN ROAD, CLACTON-ON-SEA, CO15 6PT

PRICE £180,000

Tastefully decorated and located within easy reach of the train station, town centre and seafront, this first floor maisonette boasts a garage and an enclosed garden area.

- Two Bedrooms
- Well Presented
- First Floor
- Long Lease
- Garage & Parking
- EPC - D



ENTRANCE HALL

LOUNGE

18'3" 11'1" (5.56m 3.38m)



BATHROOM

7'10" 5'00" (2.39m 1.52m)



KITCHEN

13'6" 10'2" (4.11m 3.10m)



BEDROOM ONE

14'7" 10'4" (4.45m 3.15m)



BEDROOM TWO

11'4" 8'6" (3.45m 2.59m)



OUTSIDE



Additional Information Clacton

Council Tax Band: B

Heating: Gas

Seller's Position: Needs To Find

Garden Facing: East

Leasehold Information

Lease Term Remaining: 947 Years

Ground Rent: £10 P/A

Service Charge: Appx £1,600 P/A

OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

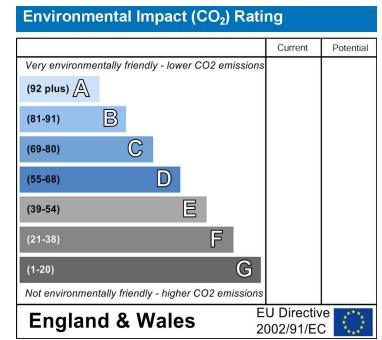
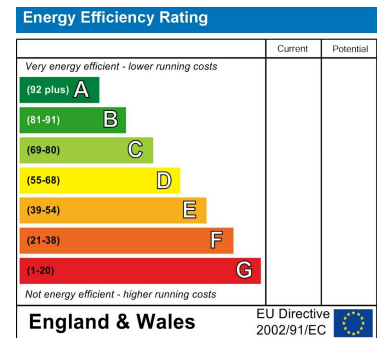
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

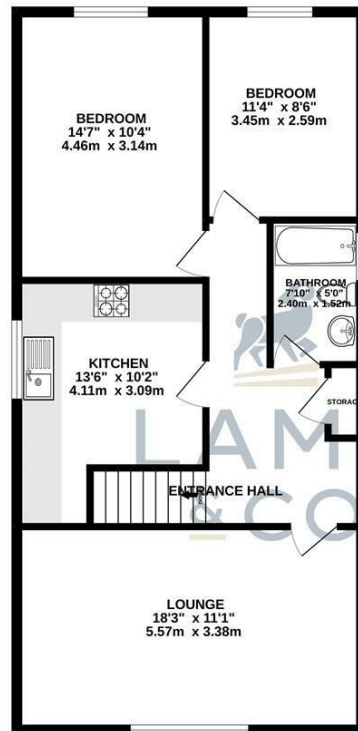


EPC Graphs



Floorplan

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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