



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



SELSEY AVENUE, CLACTON-ON-SEA, CO15 1NQ

PRICE £125,000

**** SEA VIEWS **** This one bedroom top floor flat boasts spectacular sea views. The close proximity to the seafront offers the perfect way to wind down after a day of work.

- One Bedroom
- Sea Views
- Top Floor Flat
- Allocated Parking
- Electric Heating
- EPC - C



ENTRANCE HALL

BEDROOM

11'0 x 9'9 (3.35m x 2.97m)



LOUNGE

11'1 x 13'2 (3.38m x 4.01m)



KITCHEN

9'1 x 7'0 (2.77m x 2.13m)



BATHROOM

6'4 x 7'0 (1.93m x 2.13m)



OUTSIDE

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.

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.

Additional Information Clacton

Council Tax Band: B

Heating: Electric

Seller's Position: Needs To Find

Leasehold Information

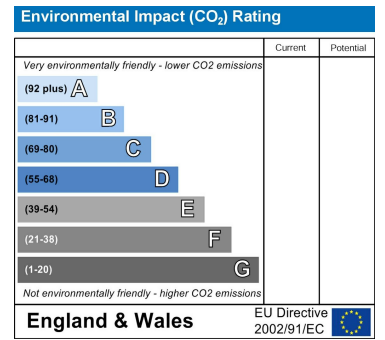
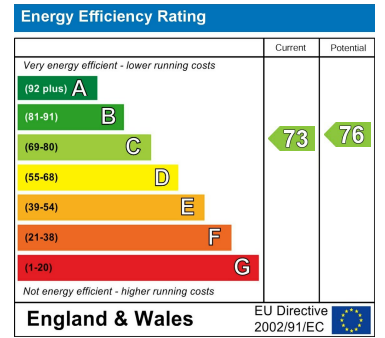
Lease Term Remaining: 97 Years

Service Charge: Appx £1,100 Per Annum

Map

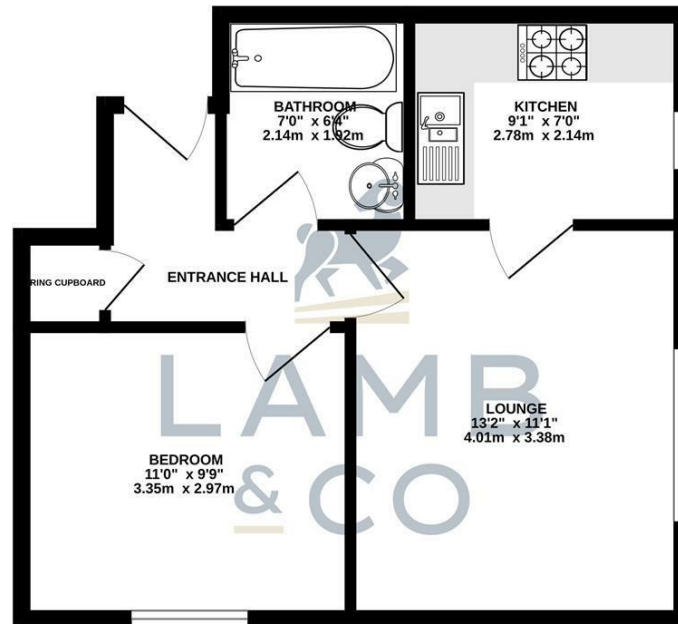


EPC Graphs



Floorplan

GROUND FLOOR



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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