



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



UPLANDS ROAD, CLACTON-ON-SEA, CO15 1BD

PRICE £170,000

Located in the sought after Royals area close to the seafront and Town Centre, this top floor, purpose built apartment. internally, the large windows allow in lots of natural light there is also a balcony and a generous amount of storage space. Offered chain free and having just been repainted and newly carpeted throughout.

- Two Bedroom Second Floor Flat
 - Communal Gardens
- Repainted & New Carpets Throughout
- Balance of 999 Year Lease
 - EPC E
- Royals Area
- Off-Road Parking Space
 - No Onward Chain
- Purpose Built Block



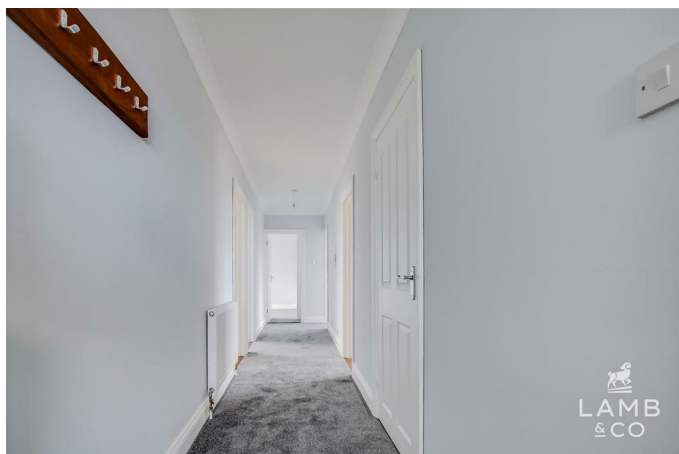
enq@lambandcoproperty.co.uk www.lambandcoproperty.co.uk

Residential | Lettings | Financial Services | Land & New Homes

Accommodation comprises with approximate room sizes as follows:

Intercom entry system to communal hall, stair flight to second floor with personal entrance door to:

HALL



LOUNGE/DINER

14'9 x 13'8 (4.50m x 4.17m)



BALCONY



KITCHEN

11' x 7'1 (3.35m x 2.16m)



BEDROOM ONE

14'3 x 9'9 (4.34m x 2.97m)



BEDROOM TWO

9'7 x 9' (2.92m x 2.74m)



BATHROOM

9'7 x 5'6 (2.92m x 1.68m)



OUTSIDE

PARKING

COMMUNAL GARDENS

Leasehold Information

Lease Term Remaining: 941 Years

Ground Rent: £30 PA

Ground Rent Review Period: TBC

Service Charge: £2,000 PA

Additional Information

Council Tax Band: B

Heating: gas central heating

Seller's Position: No onward chain (vacant)

Garden Facing: West

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

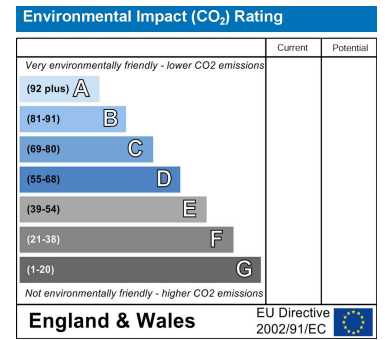
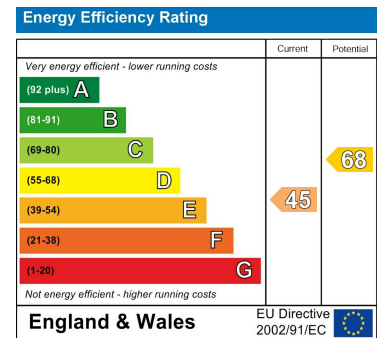
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

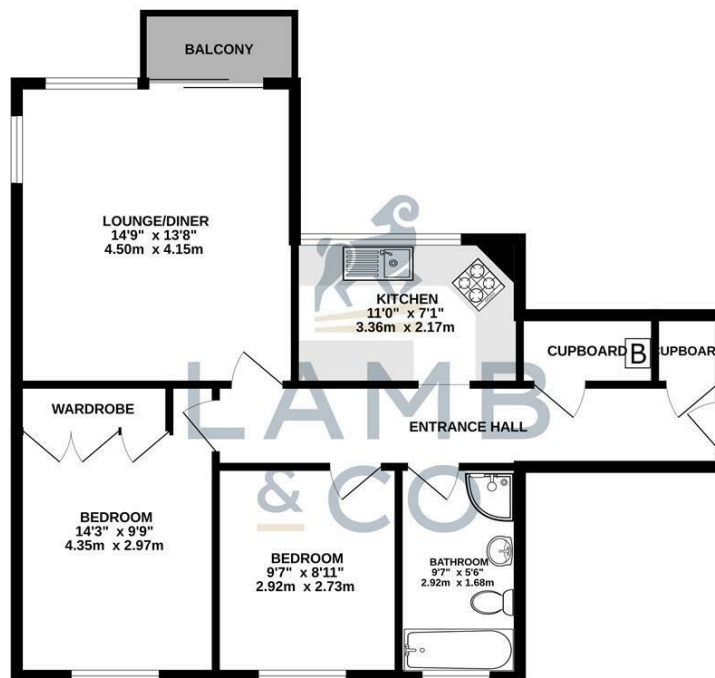


EPC Graphs



Floorplan

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 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 as to their operability or efficiency can be given.
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