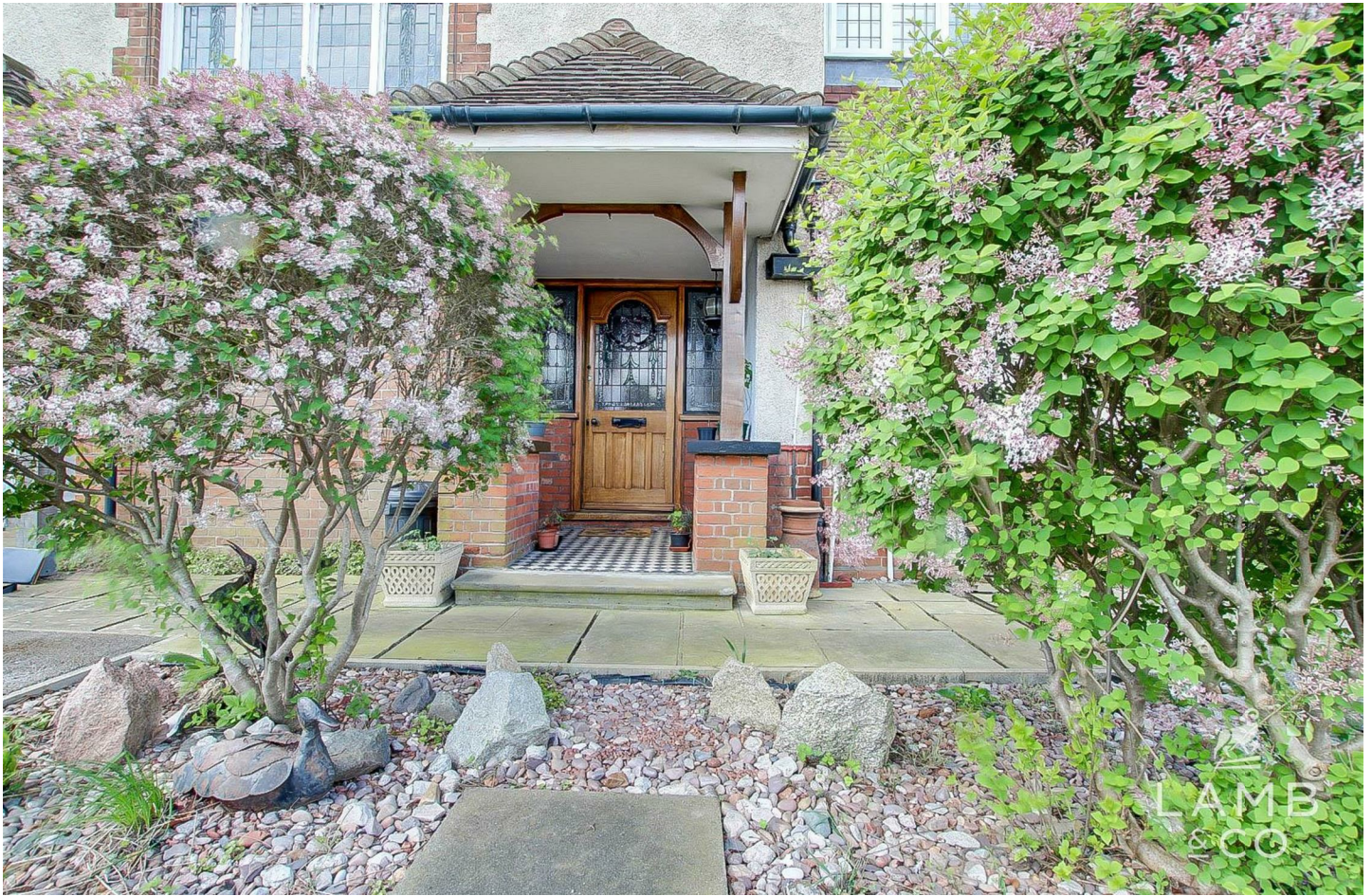




LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



WASH LANE, CLACTON-ON-SEA, CO15 1DB OFFERS IN EXCESS OF £200,000

Boasting character features, generous living space, and affording ample natural light, this ground floor flat occupies a prime position just a short walk from the seafront. Additional benefits include one parking space, en suite to bedroom one, and a communal garden.

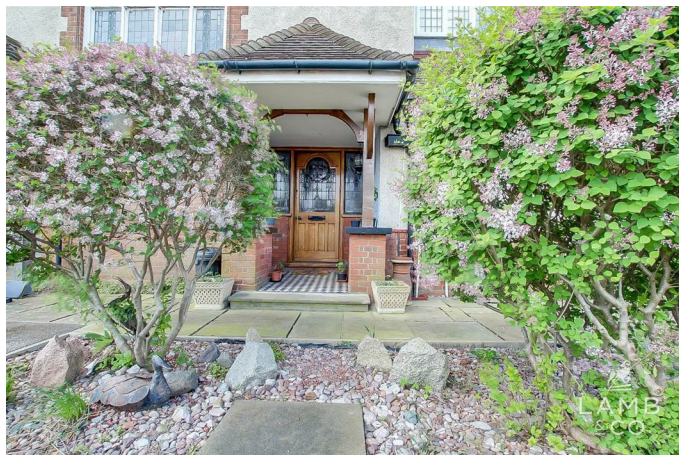
- Two Bedrooms
- Off-Road Parking
- En suite To Bedroom One
- Communal Garden
- Close To Seafront
- EPC D

DRAFT DETAILS AWAITING APPROVAL.

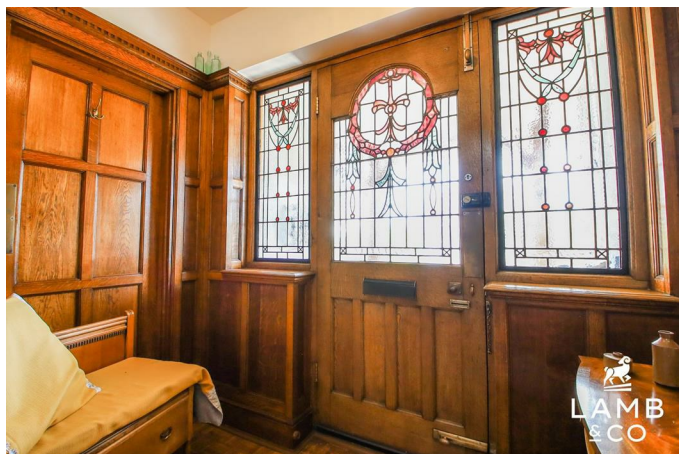
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

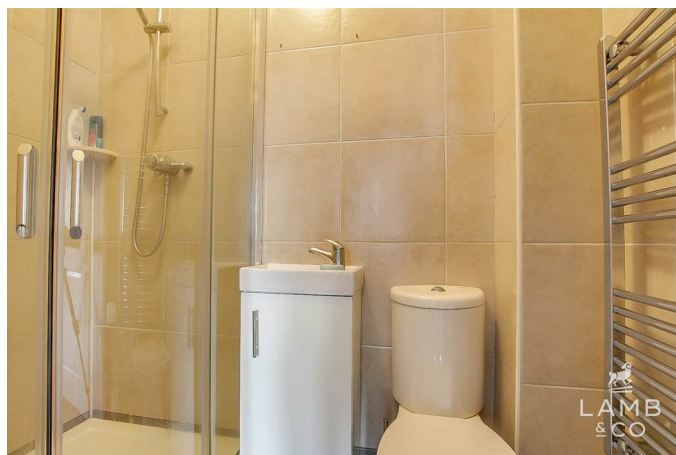


ENTRANCE HALLWAY



CLOAKROOM

6'6 x 3'10 (1.98m x 1.17m)



BEDROOM ONE

13'4 x 12'4 (4.06m x 3.76m)



BEDROOM VIEW 2



EN SUITE

7'8 x 5'10 (2.34m x 1.78m)



BEDROOM TWO

14'7 x 17'7 (4.45m x 5.36m)



LOUNGE

17'11 x 17'7 (5.46m x 5.36m)



LOUNGE VIEW 2

KITCHEN

9'3 x 6'8 (2.82m x 2.03m)



OUTSIDE



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

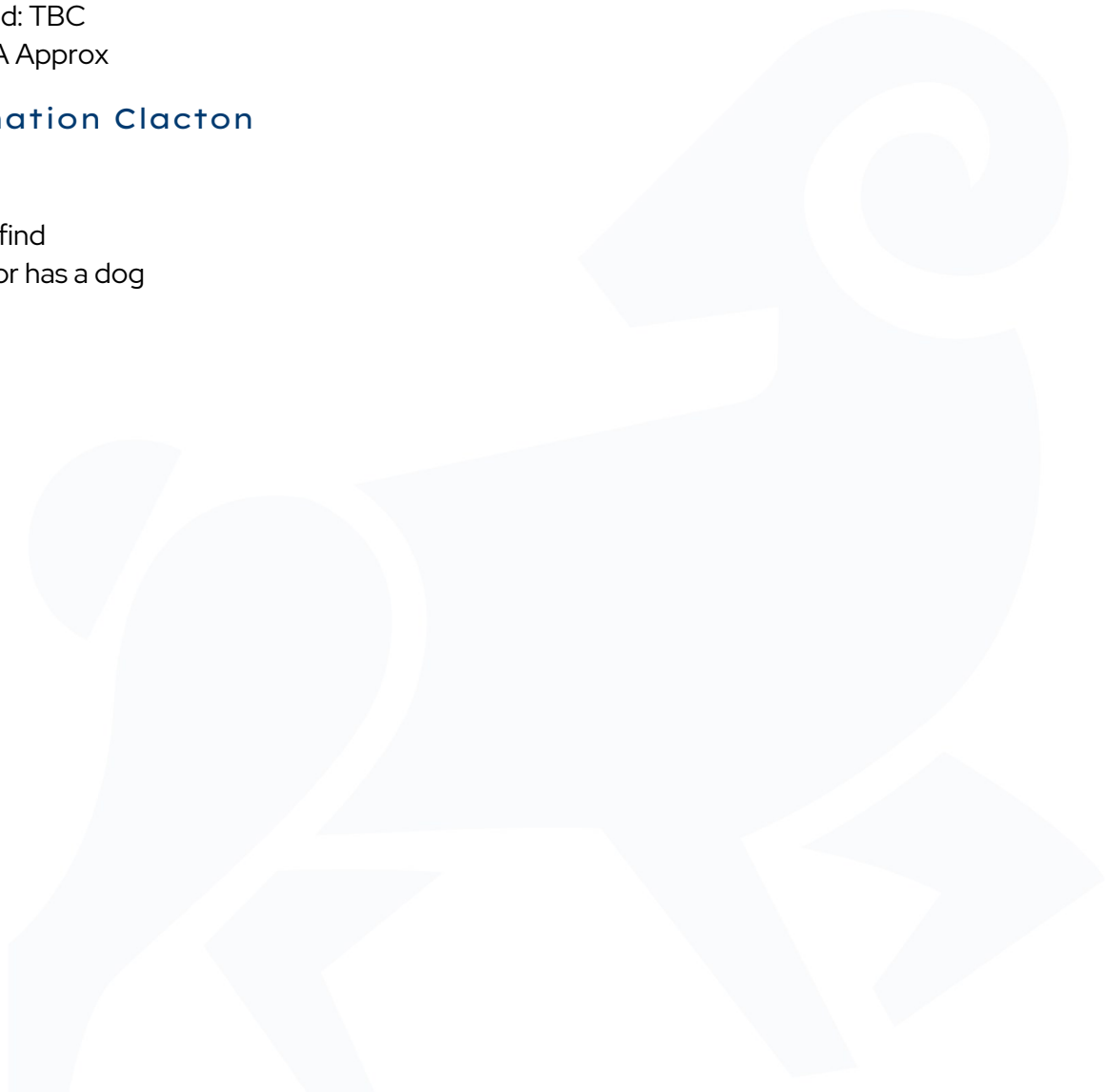
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Leasehold Clacton

Lease Term Remaining: approx 980 years
Ground Rent: £100 P/A
Ground Rent Review Period: TBC
Service Charge: £1600 P/A Approx

Additional Information Clacton

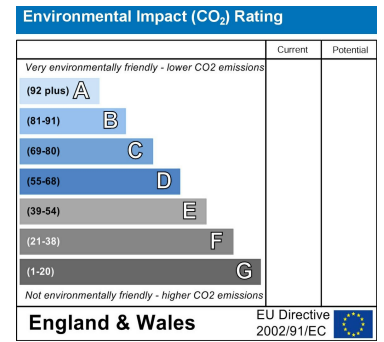
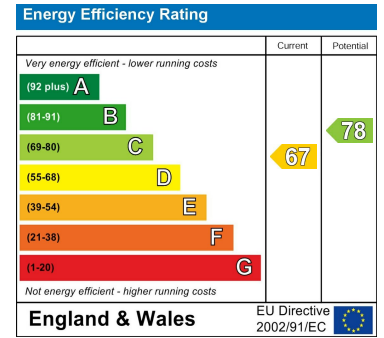
Council Tax Band: B
Heating: Gas
Seller's Position: Needs to find
pets allowed current vendor has a dog



Map

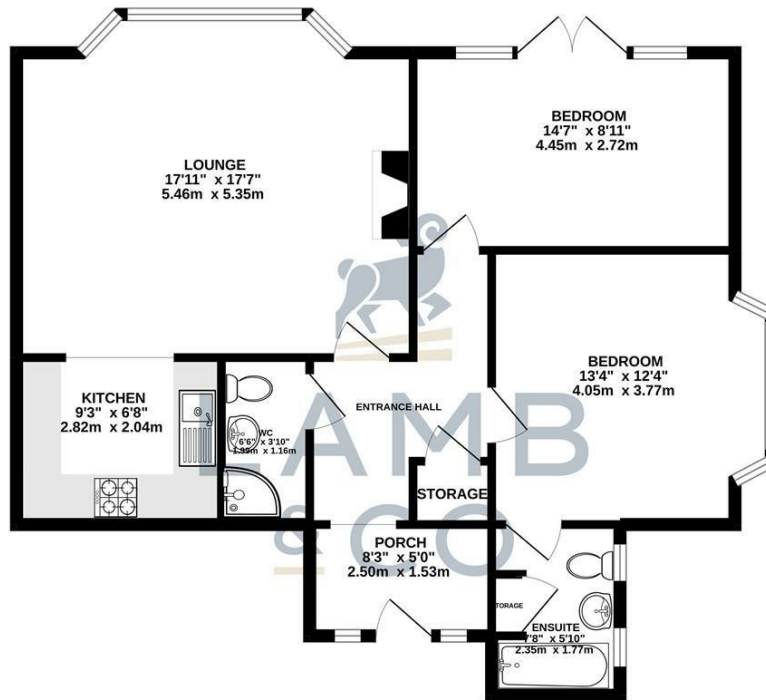


EPC Graphs



Floorplan

GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq ft, (74.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.