



LAMB & CO

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



PARKLANDS COURT, CLACTON-ON-SEA, CO16 7PQ GUIDE PRICE £100,000

**** PRICED TO SELL **** This delightful first-floor maisonette offers a cozy retreat in the heart of Clacton-on-Sea. The property boasts a well-presented interior, showcasing modern touches throughout. While the open-plan living area creates a welcoming atmosphere for relaxation.

- One Bedroom
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- The Modern Method of Auction
- Reasonable Service Charges
- EPC - D



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

BEDROOM

11'8" 9'10" (3.56m 3.00m)



LOUNGE

14'9" 12'00" (4.50m 3.66m)



BATHROOM

8'8" 6'9" (2.64m 2.06m)

KITCHEN/DINER

14'9" 8'2" (4.50m 2.49m)



OUTSIDE



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.

Additional Information Clacton

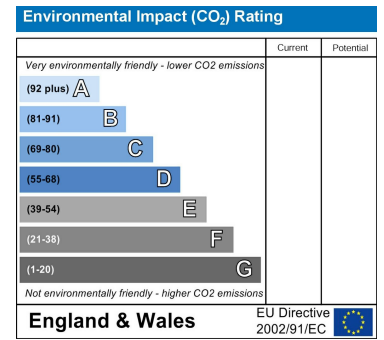
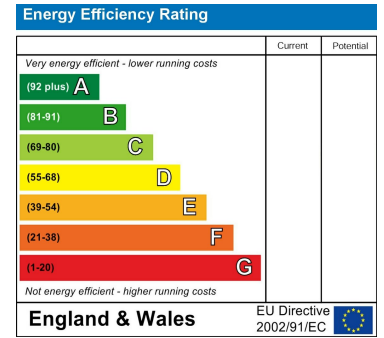
Council Tax Band: A
Heating: Storage Heaters
Seller's Position: Needs To Find



Map

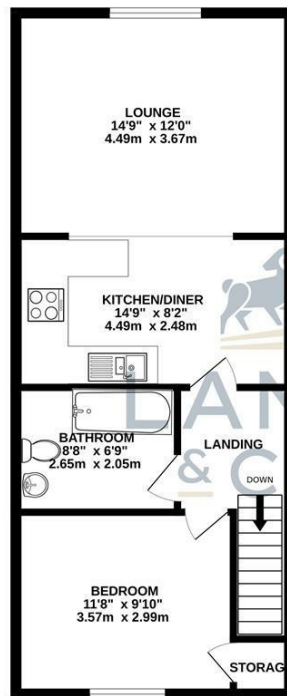


EPC Graphs



Floorplan

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 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 in 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 ©2024

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.