



LAMB & CO

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Inspired by property, driven by passion.



## THE GRAND, EAST CLACTON, CO15 6JT

OIEO £300,000

Occupying a ground floor position within an elegant Grade II listed SEAFRONT building, this two bedroom apartment boasts a perfect balance of character charm and modern style with its high ceilings and original stained glass windows. This beautifully appointed home benefits from private access and basement storage.

- Two Bedrooms
- Allocated Parking
- Private Access
- Ground Floor Apartment
- Character Features
- Private Basement Storage
- Seaviews
- Gas Central Heating



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

26'0" x 6'0" (7.92m x 1.83m)



### KITCHEN

13'3" x 12'3" (4.04m x 3.73m)



### PORCH



### BATHROOM

11'9" x 6'4" (3.58m x 1.93m )

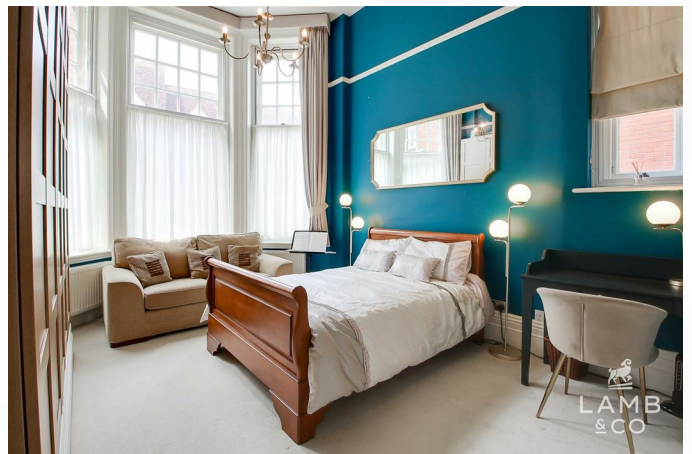


### BEDROOM TWO

11'4" x 8'2" (3.45m x 2.49m)

### BEDROOM ONE

15'3" x 12'0" (4.65m x 3.66m)





## ENSUITE

7'0" x 6'3" (2.13m x 1.91m)



## PRIVATE BASEMENT

16'7" x 12'0" (5.05m x 3.66m )



## LOUNGE

17'2" x 12'0" (5.23m x 3.66m )



## OUTSIDE FRONT



## LOBBY



## AERIAL VIEW



## 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.

## Leasehold Information

Lease Term Remaining: 178 Years

Ground Rent: £231.00 Per year

Service Charge: £1,982.00 Per year

## Additional Info

Council Tax Band: D

Heating: Gas

Services: Mains

Broadband: Superfast Fibre

Mobile Coverage: O2, Vodafone & Three Likely

Construction: Solid brick

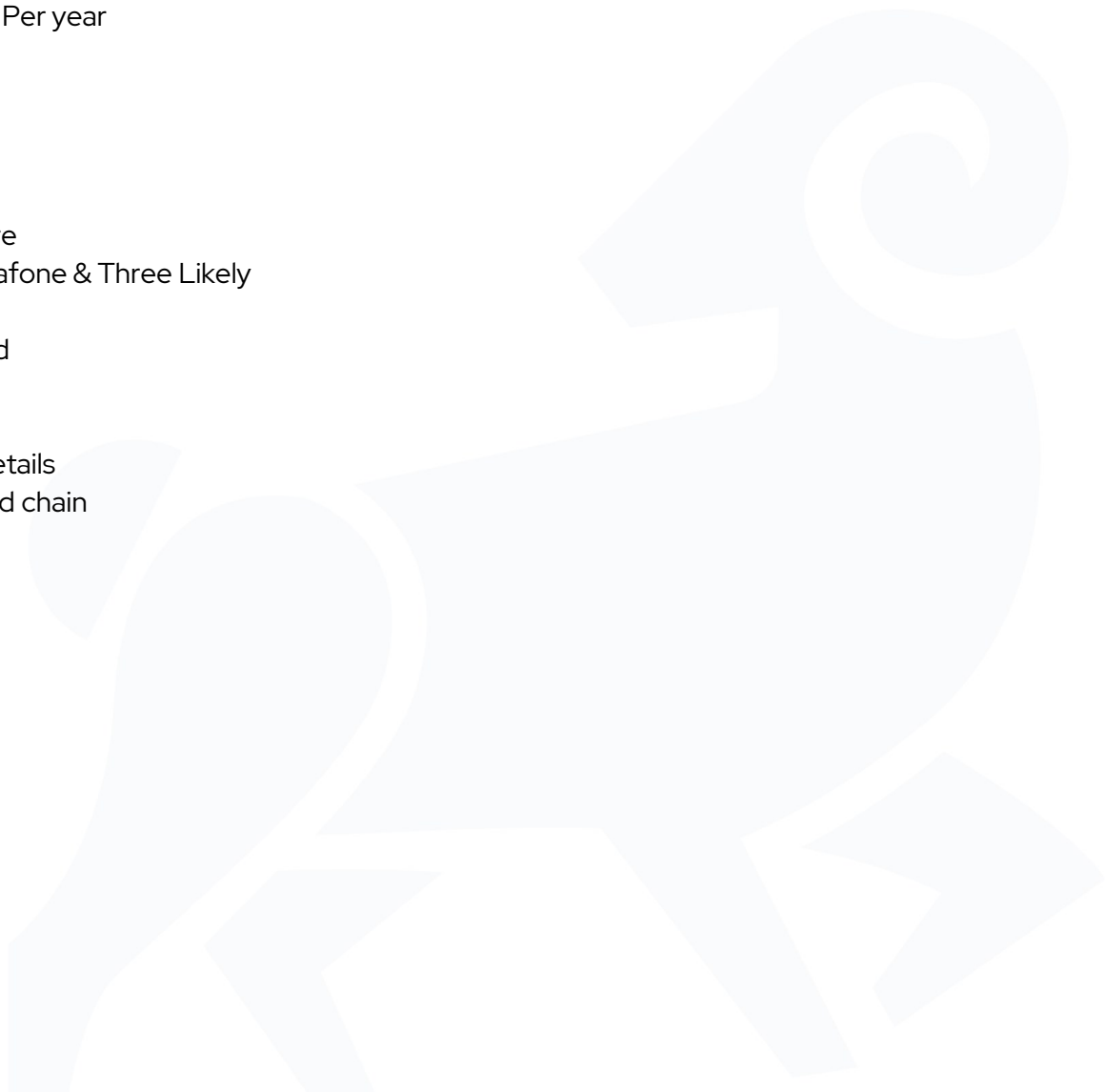
Restrictions: Grade II Listed

Rights & Easements:

Flood Risk: No

Additional Charges: See details

Seller's Position: No onward chain

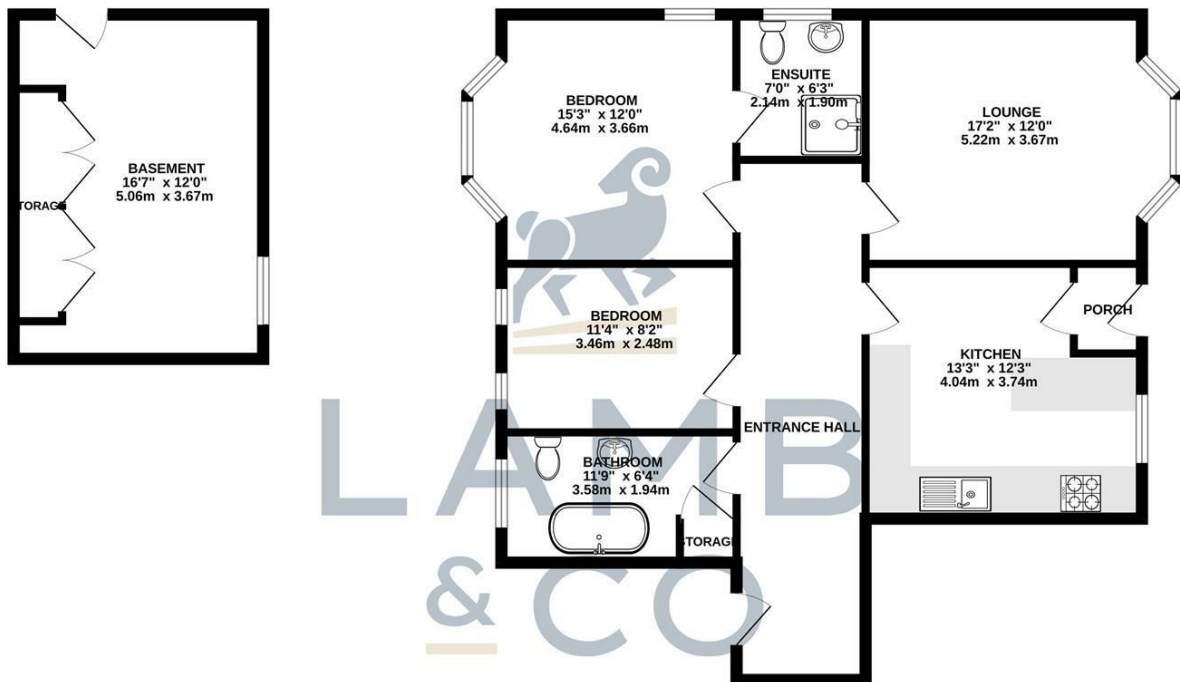


## Map



## EPC Graphs

## Floorplan



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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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