



LAMB & CO

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KINGS AVENUE, CLACTON-ON-SEA, CO15 5EP £750 PCM

Lamb and Co are please to advertise this one bedroom open plan ground floor flat, located in Kings Avenue Holland on Sea. This property benefits from being close to amenities and the beach. Available mid August 2024 . Contact the office to express interest.

- Available Mid August
- Open Plan Ground Floor
- Guarantor Required
- All Electric
- Double Glazed
- Council Tax Band- A
- No pets
- EPC- E

Entrance

Via fully glazed UPVC door into lobby area. Storage cupboard housing electric boiler. Into lounge area.

Lounge (Open Plan Area)

13'2 x 12'5 (4.01m x 3.78m)



Laminate flooring. Radiator. Large double glazed window to front of the property.

Kitchen Area

13'0 x 8'4 (3.96m x 2.54m)



Fitted floor and eye level grey kitchen units with marble effect rolled work tops, tiled splash back. Integrated electric oven and hob with extractor over. Space for washing machine and tall fridge freezer. Laminate flooring.

WC

Low level WC, rear to the entrance of the property.

Bathroom

7'8 x 6'9 (2.34m x 2.06m)



Bath with side and end panel. Vanity basin unit. Vinyl flooring. Heated chrome towel rail.

Bedroom Area

16'9 reduced 8'8 x 14'9 (5.11m reduced 2.64m x 4.50m)



Laminate flooring. Radiator. Double glazed window to side of the property.

Agent Letting Notes

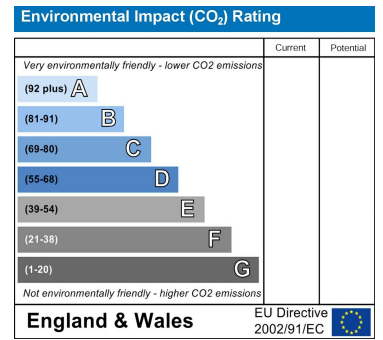
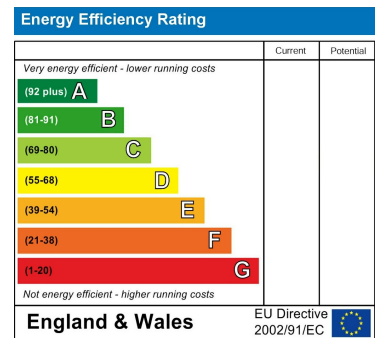
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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.