



LAMB & CO

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



## WASH LANE, CLACTON-ON-SEA, CO15 1FE PRICE £185,000

Affording ample natural light, this second floor flat occupies a prime position, just a 7 minute walk from the seafront. The property boasts one parking space, a communal garden and is sold with no onward chain.

- Two Bedrooms
- Communal Garden
- Off-Road Parking
- No Onward Chain
- Close To Seafront
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### LOUNGE

16'9 x 11'5 (5.11m x 3.48m)



### LOUNGE VIEW TWO

### KITCHEN

9'2 x 8'5 (2.79m x 2.57m)



### BEDROOM ONE

17'3 x 12'10 (5.26m x 3.91m)



### BATHROOM

7'2 x 6'3 (2.18m x 1.91m)

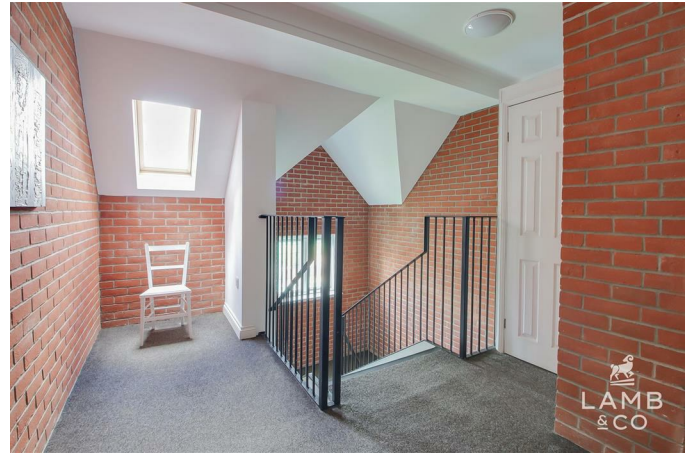


## BEDROOM TWO

11'0 x 9'10 (3.35m x 3.00m)



## OUTSIDE LANDING



## 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 Information

Lease Term Remaining: 111 years

Charges: Service charge, insurance & ground rent combined are £1200 PA (approx)

### Additional Information Clacton

Council Tax Band: B

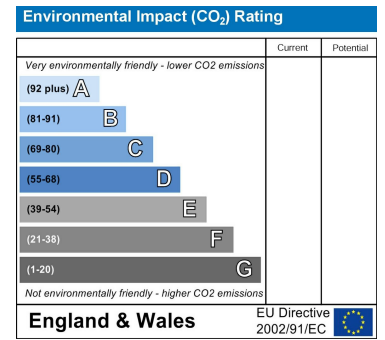
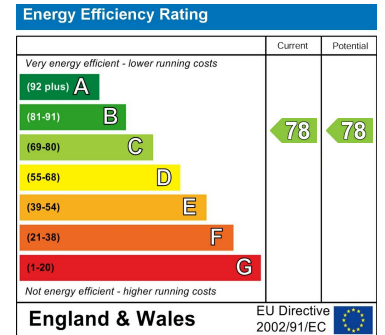
Heating: Gas

Seller's Position: No onward chain

## Map

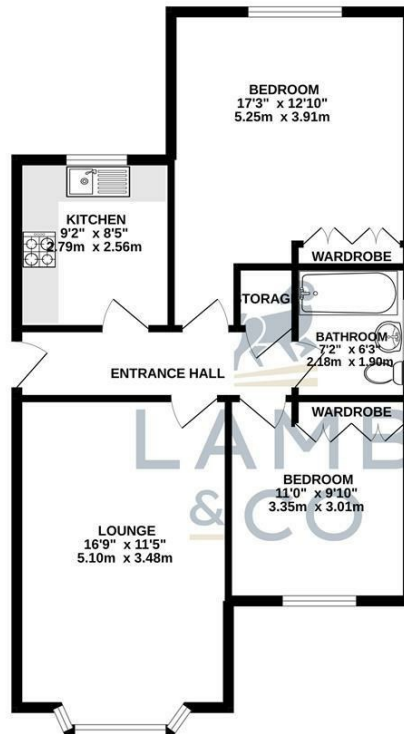


## EPC Graphs



## Floorplan

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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 is given 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.