



LAMB & CO

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Inspired by **property**, driven by **passion**.



## CASTLEHILL PARK, CLACTON-ON-SEA, CO16 9QP

PRICE £75,000

Fully Residential ONE BEDROOM PARK HOME situated on the popular 'Castlehill Park' located in Great Clacton. Close to Brook Farm Retail Park.

- One Bedroom
- Great Clacton
- Fully Residential
- Council Tax Band-A
- Over 45's
- Spacious Lounge/ Dining Room



## ENTRANCE LOBBY

### STORAGE

8'7" x 3'7" (2.62m x 1.09m)



## SHOWER ROOM

7'x5' (2.13m x 1.52m)



## BEDROOM

11'9" x 9' (3.58m x 2.74m)



## LOUNGE/ DINER

20'x11'9" (6.10m x 3.58m)



## KITCHEN

8'7" x 5'5" (2.62m x 1.65m)



## OUTSIDE FRONT



- 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.

## OUTSIDE REAR



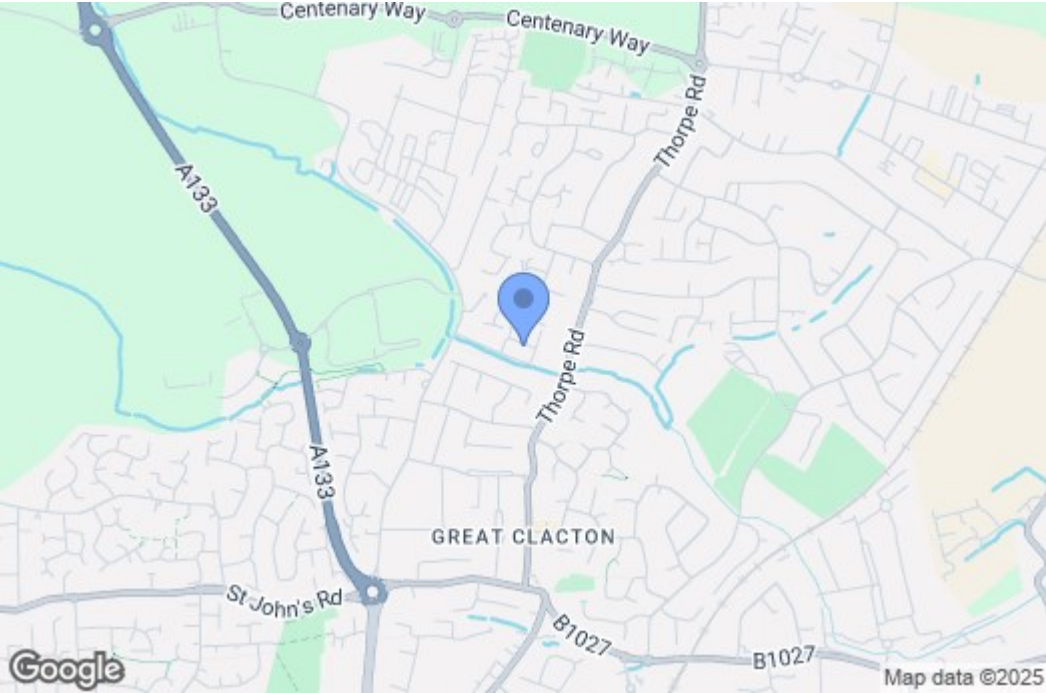
### Additional Info

Council Tax Band: A  
Heating: Electric  
Services: Mains sewer water  
Broadband: Super Fast  
Mobile Coverage: EE O2 Vodafone Likely 3 Limited  
Construction: Fibre Glass/Timber  
Restrictions: Over 45s  
Rights & Easements :N/A  
Flood Risk: Low  
Additional Charges: £2,300 per year  
Seller's Position: No Onward Chain  
Garden Facing: N/A

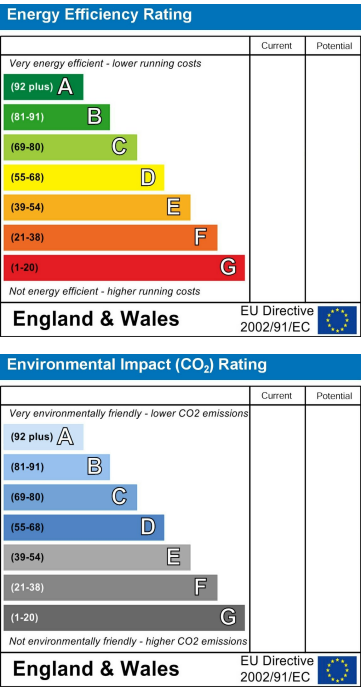
### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

Map

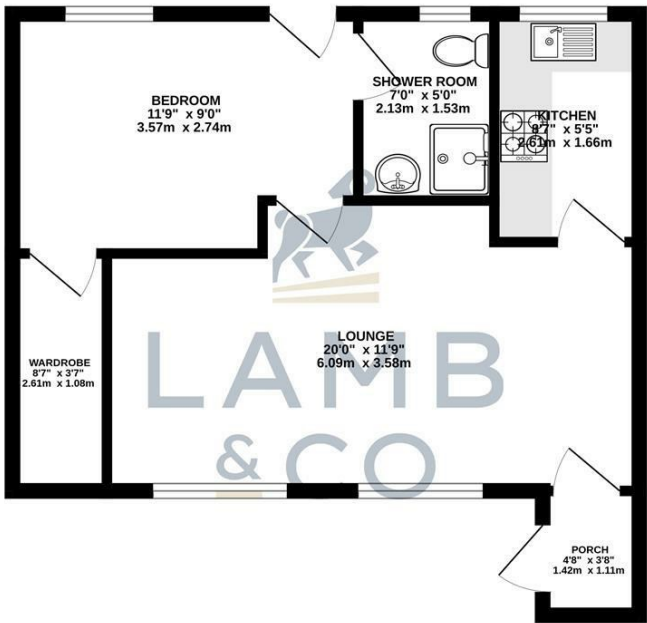


EPC Graphs



Floorplan

GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 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 for 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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