



LAMB & CO

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Inspired by property, driven by passion.



MARINE PARADE WEST, CLACTON-ON-SEA, CO15 1LD

PRICE £170,000

Imperial Court is a retirement complex located directly on the sea front to the West of Clacton town centre. This two bedroom apartment is situated on the third floor and benefits from sea views.

- Two Bedrooms
- No Onward Chain
- Third Floor
- Retirement Complex
- Sea Views
- EPC - TBC

ENTRANCE HALL

LOUNGE/DINER

22'00" 10'8" (6.71m 3.25m)



KITCHEN

7'7" 6'4" (2.31m 1.93m)



BEDROOM ONE

17'5" 10'6" (5.31m 3.20m)



BEDROOM TWO

17'5" 9'00" (5.31m 2.74m)



BATHROOM

6'9" 5'6" (2.06m 1.68m)



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.

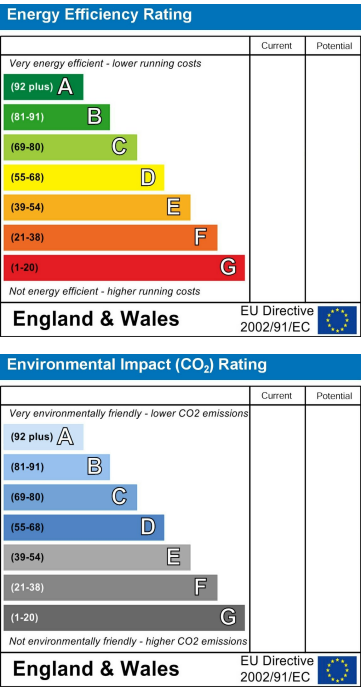
Additional Info

Council Tax Band: C
Heating: Electric
Services: Electricity, Gas & Water
Broadband: Ultrafast
Mobile Coverage: Limited
Construction: Conventional
Restrictions: Over 55's
Rights & Easements: No
Flood Risk: Low
Additional Charges: Leasehold Charges - £3911.40
P/A Appx
Seller's Position: No Onward Chain

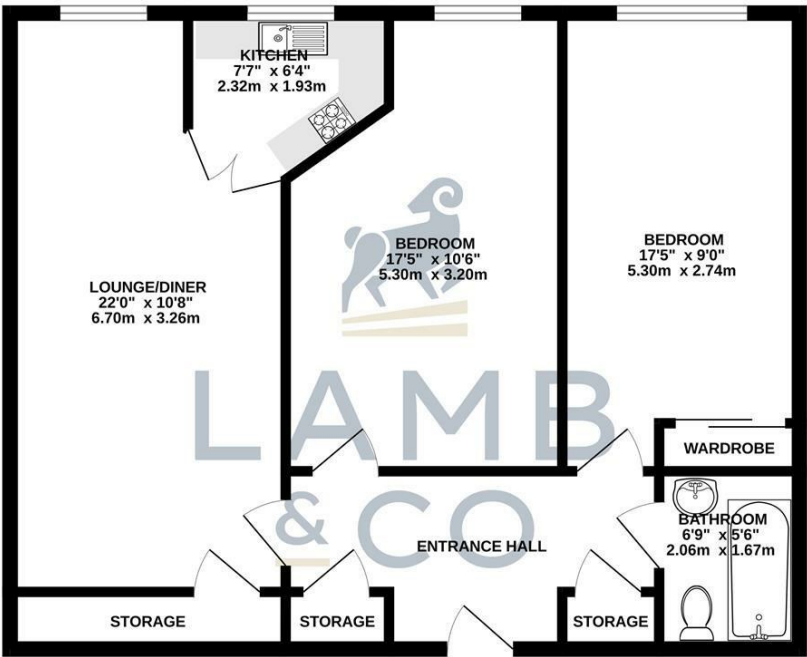
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 722 sq.ft. (67.1 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.