



LAMB & CO

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Inspired by property, driven by passion.



## WASH LANE, CLACTON-ON-SEA, CO15 1FE OFFERS IN EXCESS OF £190,000

Affording ample natural light, this ground 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
- No Onward Chain
- En Suite
- Communal Gardens
- Off Road Parking
- EPC - B

## ENTRANCE HALL

## BEDROOM TWO

14'7" 10'3" (4.45m 3.12m)



## KITCHEN

9'8" 7'5" (2.95m 2.26m)



## LOUNGE/DINING ROOM

18'3" 12'6" (5.56m 3.81m)



## SHOWER ROOM

10'00" 4'5" (3.05m 1.35m)



## BEDROOM ONE

14'3" 11'8" (4.34m 3.56m)



## EN SUITE

8'3" 4'00" (2.51m 1.22m)



## 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:

Heating: Gas

Services: Mains

Broadband:

Mobile Coverage:

Construction:

Restrictions:

Rights & Easements:

Flood Risk: Low

Additional Charges:

Seller's Position: No Onward Chain

Garden Facing: Communal Gardens

### Leasehold Information

Lease Term Remaining: 107

Ground Rent: £125 every 6 months approx

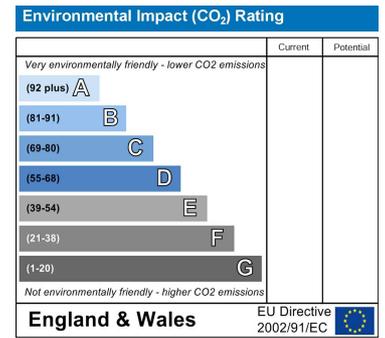
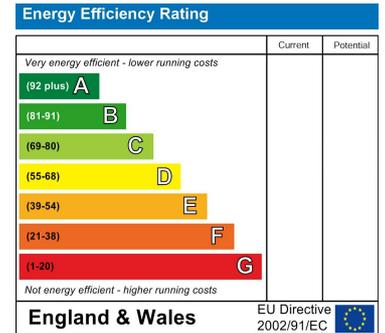
Ground Rent Review Period:

Service Charge: All charges- £1400 approx

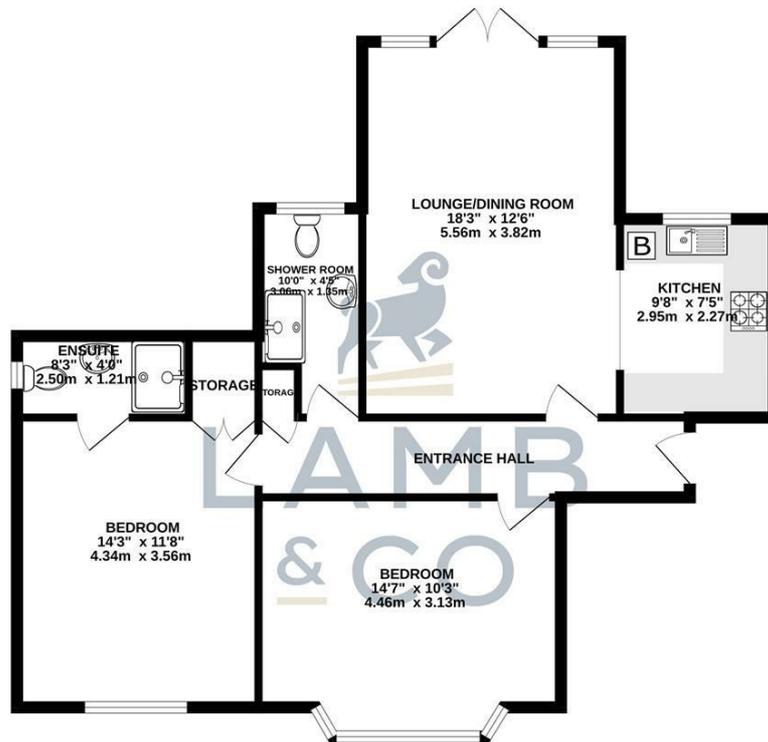
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 806 sq. ft. (74.9 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 as to their operability or efficiency can be given.  
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