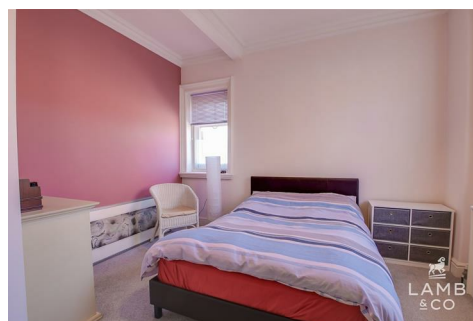




LAMB & CO

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Inspired by property, driven by passion.



THE GRAND, CLACTON-ON-SEA, CO15 6JT

OFFERS IN EXCESS OF £170,000

Occupying a third floor position within an elegant Grade II listed SEAFRONT building, this one bedroom apartment boasts one allocated parking space, lift in block and sea views from the lounge. Sold with no onward chain.

- One Bedroom
- Allocated Parking
- Lift In Block
- No Onward Chain
- Sea Views
- EPC- TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

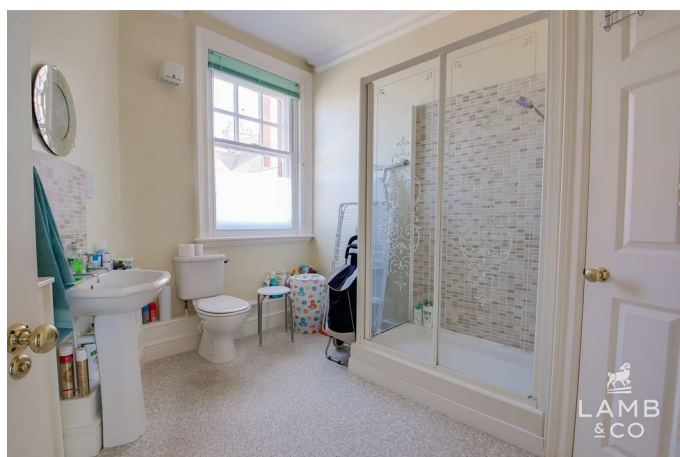
KITCHEN

11'10 x 10'10 (3.61m x 3.30m)



SHOWER ROOM

10'0 x 8'0 (3.05m x 2.44m)



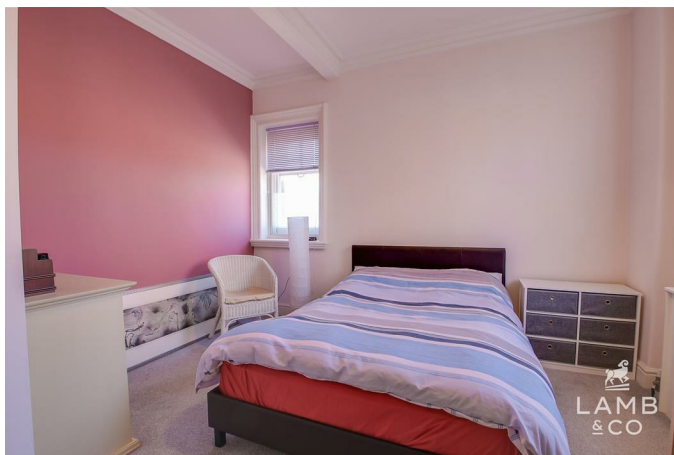
LOUNGE

16'0 x 13'9 (4.88m x 4.19m)



BEDROOM

12'10 x 12'2 (3.91m x 3.71m)



OUTSIDE

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: B

Heating: Gas

Services:

Broadband:

Mobile Coverage:

Construction:

Restrictions:

Rights & Easements:

Flood Risk:

Additional Charges:

Seller's Position: No onward chain

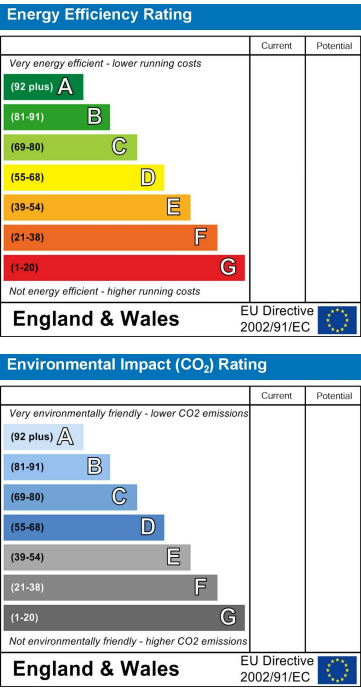
Garden Facing: N/A



Map

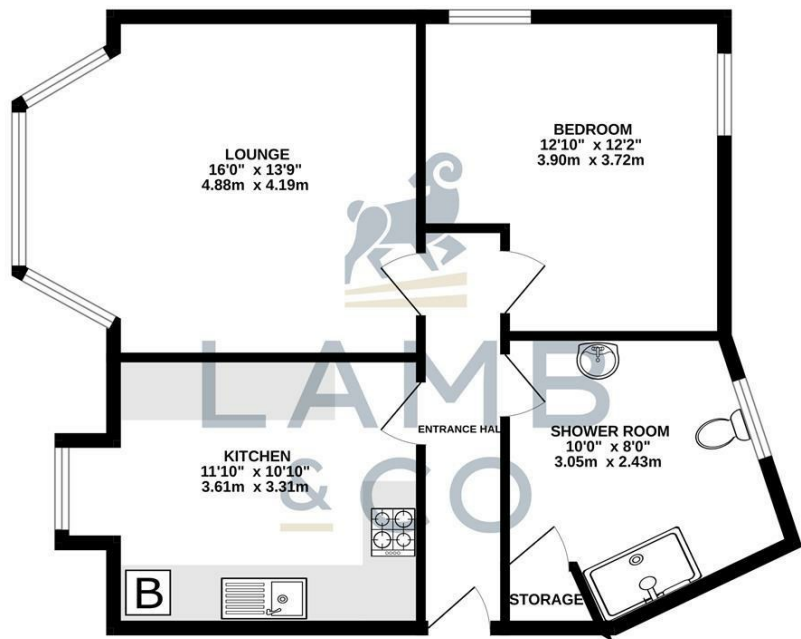


EPC Graphs



Floorplan

GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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 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.
Made with Metropix 1/2024

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