



LAMB & CO

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Inspired by property, driven by passion.



BATTISFORD DRIVE, CLACTON-ON-SEA, CO16 7LS

£760 PCM

Lamb and Co are pleased to advertise this one bedroom over 55s, ground floor flat. Located in Grange Court. This property benefits from being a short walk to local amenities. This property is available now. Contact the office to express interest.

- Available Now
- All Electric
- Guarantor required
- Over 55s Only
- No Pets/Non Smokers
- EPC- C
- Ground Floor Flat
- Council Tax Band- A

Entrance/Hallway

Communal wooden timber framed door to flat. Wooden timber framed front door to hallway. Carpeted. Storage Heater. Cupboard housing the hot water cylinder. Doors too:

Bathroom

6'09 x 5'06 (2.06m x 1.68m)



Vinyl flooring. Low level WC. Walk in shower with electric shower over, surrounding in shower boarding and glass shower screen. Comes with assisted seat and bars. Pedestal sink basin. High wall hung electric heater. Double glazed window to the front of the property.

Bedroom

9'10 x 10'06 reduced to 8'09 (3.00m x 3.20m reduced to 2.67m)



Newly fitted carpet. Built in wardrobes. Panel heater. Double glazed window to the front of the property.

Lounge

10'07 x 12'07 (3.23m x 3.84m)



Newly fitted carpet. Panel heater. Double glazed bay window to the rear of the property.

Kitchen

6'11 x 9'05 (2.11m x 2.87m)



Vinyl flooring. Low and eye level wooden units with cream marble effect rolled work tops. Stainless steel sink with drainer. Space for washing machine and under counter fridge freezer. Integrated induction hob with extractor over tiled splash back. Integrated electric oven. Double glazed window to the rear of the property.

Front Of Property



The front door is located round the other side of the building to where the car park is. Communal area.

Rear Of Property

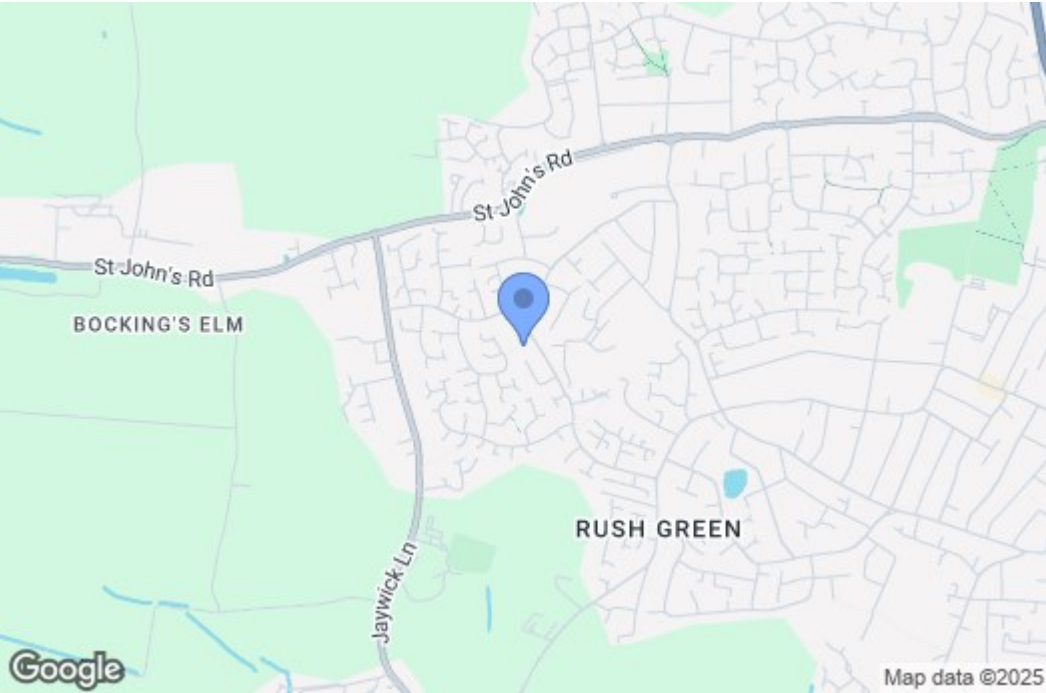


Communal car park. Parking is a first come first serve basis. Metal gate/ fence to access the car park, entrance is off of Blue House avenue opposite the shops.

Agent lettings Notes

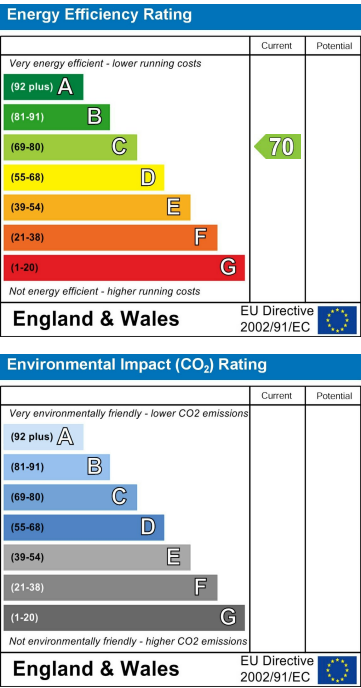
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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.