



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



MARINE PARADE EAST, CLACTON-ON-SEA, CO15 6AD

£850 PCM

Lamb & Co are pleased to offer for rent this 2 bedroom split level flat with stunning sea views looking out to the north sea. Gas central heating, private car park.
This property will be available immediately.

- Available Now
- Sea Views
- Council Tax -C

- Unfurnished
- Guarantor Required
- No Pets

- Car Park
- EPC - D

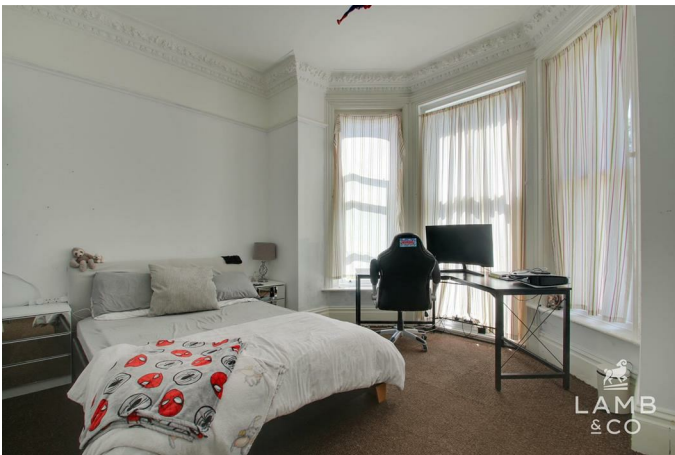
Front of property



Communal gardens, pathway leading to the communal entrance and round to the rear parking area

Bedroom 1

12'3 x 11x8 (3.73m x 3.35m x 2.44m)



Carpeted, painted walls, upvc double glazed windows to front, patio doors leading out to communal gardens.

Bedroom 2

13'10 x 8'3 (4.22m x 2.51m)



Carpeted, wallpapered walls, upvc double glazed window facing the front

Living Room

14'0 x 12'0 (4.27m x 3.66m)



Brown carpet, cream walls, upvc double glazed window facing the front.

Kitchen

14'5 x 11'5 (4.39m x 3.48m)



Wooden flooring, white floor to ceiling levelled kitchen units with integrated Oven hob and fan. 1/2 bowl chrome sink unit with side drainer. Space for a washing machine, fridge freezer.

Bathroom

8'9 x 5'6 (2.67m x 1.68m)



Comprising of a panelled bath with additional shower hose. low level white wc and basin.

Agent's Note

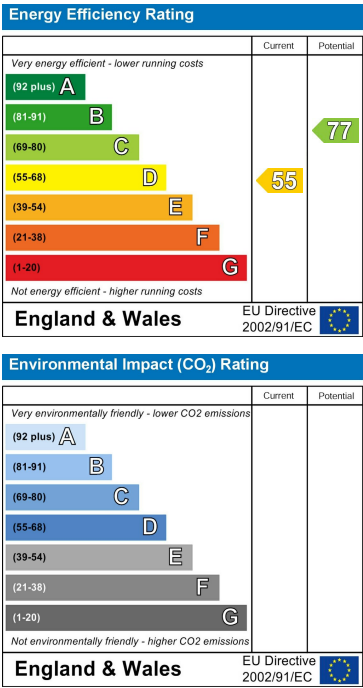
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

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.