



LAMB & CO

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



WARWICK ROAD, CLACTON-ON-SEA, CO15 3BX

£875 PCM

Lamb and Co are pleased to offer For rent this TWO BEDROOM FIRST FLOOR FLAT. The property is situated within one quarter of a mile of Clacton's town centre, mainline railway station and sea front and is available end of May.

- Two Bedroom Flat
- No Pets
- Council Tax A
- Gas Central Heating
- First Floor
- Fully Double Glazed
- EPCC

COMMUNAL ENTRANCE HALL



Stair flight to:

FIRST FLOOR

Oak effect timber door into:

ENTRANCE HALL

Radiator. Storage cupboard. Entry phone system. Doors to:

BEDROOM 2

9'0" x 8'0" (2.74 x 2.44)



Laminated floor. Radiator. Double glazed window to rear.

BEDROOM 1

11'0" x 8'0" (3.35 x 2.44)



Laminated floor. Radiator. Double glazed window to rear.

BATHROOM



White suite comprising panelled bath with mixer tap and shower attachment over. Glazed bath screen. Pedestal wash hand basin. Low level WC. Vinyl flooring. Radiator. Double glazed window to side.

LOUNGE DINER/KITCHENETTE

16'0" x 11'0" (4.88 x 3.35)



Open plan. Kitchen area - Fitted with a range of beech effect fronted units at both floor & level. Black rolled edge work tops with tiled splash backs. Inset one and half bowl single drainer chrome sink unit. Built in electric oven with extractor hood over. Gas combination boiler serving hot water & central heating housed in kitchen units. Laminated flooring. Radiator. Two double glazed windows to front.

OUTSIDE

The rear of the property has storage space for refuse. Each flat has it's own storage cupboard.

AGENTS NOTE 1

PLEASE NOTE - A Fee of £125 + VAT for the first applicant then £100 + VAT for the second applicant and further applicants. A deposit will also be required prior to the letting of the property. This will normally be equivalent to a month's rent, pending if pet's are housed at the property this may increase. Any deposit will be lodged with the DPS Scheme.

AGENTS NOTE 2

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.

COUNCIL TAX

We understand that this property is Council Tax Band A

ENERGY RATING

Energy Performance Certificate Rating TBC

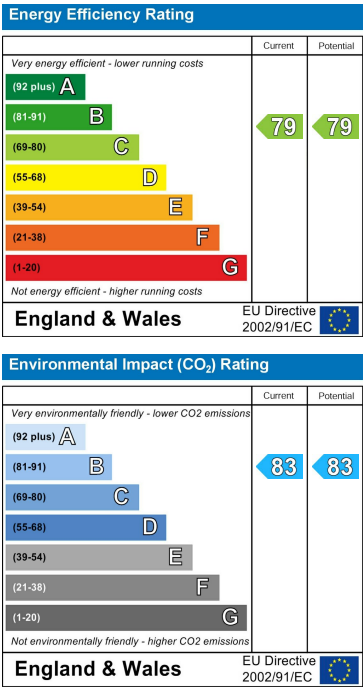
Agents Note Lettings

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



EPC Graphs



Floorplan

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.