



LAMB & CO

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Inspired by property, driven by passion.



## OLD ROAD, CLACTON-ON-SEA, CO15 3PG PRICE £65,000

Over 55's retirement complex first floor flat. This property is in good reach of local amenities and benefits from a communal lounge, on-site laundry, shared gardens, careline and a part-time warden.

- One Bedroom
- Communal Gardens & Parking
- Net Yield of 8.8% at Asking Price
- No Onward Chain
- Retirement
- EPC - C



DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## HALLWAY

## KITCHEN

8'5 x 6'10 (2.57m x 2.08m)



## BATHROOM

5'3 x 6'9 (1.60m x 2.06m)



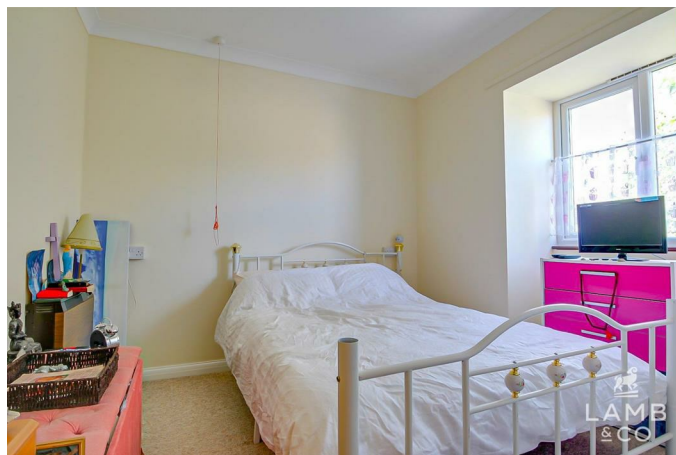
## LOUNGE

14'9 x 10'7 (4.50m x 3.23m)



## BEDROOM

10'6 x 10'8 (3.20m x 3.25m)



## 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.

65 year lease

First port s/charge £179.47 a month

Ground rent- £120 every 6 months.

## 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.

## Material Information

Council Tax Band: A

Heating: Electric

Services: Mains Electrics & Drainage

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: Over 55s

Rights & Easements: No

Flood Risk: Low

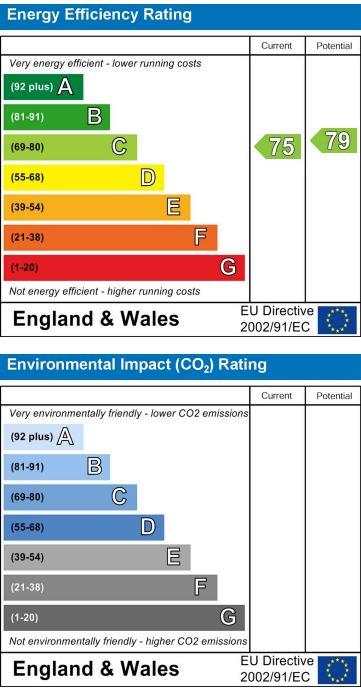
Additional Charges: Service Charge

Seller's Position: Being Sold With Tenant In Situ

Map

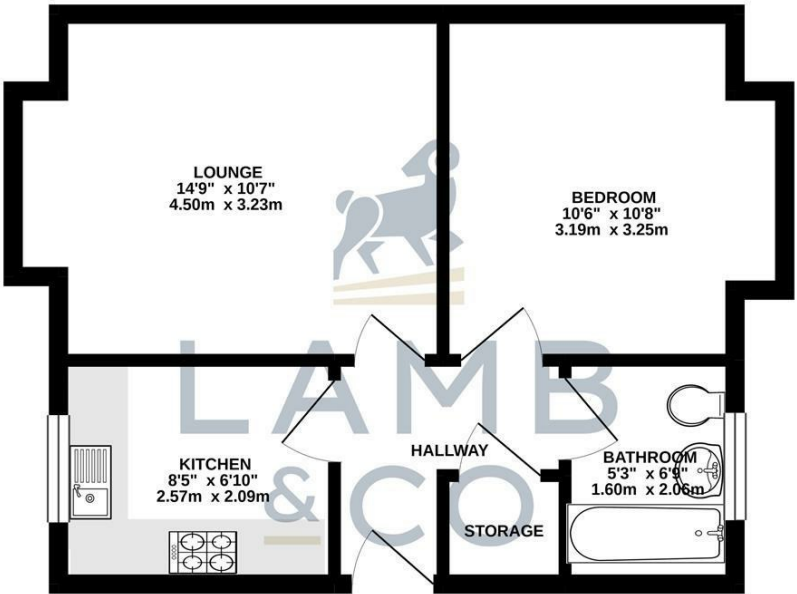


EPC Graphs



Floorplan

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 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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