



LAMB & CO

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Inspired by property, driven by passion.



YORK ROAD, CLACTON-ON-SEA, CO15 5NW

PRICE £195,000

Set in the highly desirable area of Holland-on-Sea, this spacious two double bedroom apartment offers a fantastic combination of style, comfort, and convenience. The accommodation features a generous living area, a well-fitted kitchen, and two double bedrooms, all presented in good order throughout. A standout feature is the private garden, perfect for outdoor relaxation or entertaining, along with the benefit of allocated parking for added convenience.

- Two Bedrooms
- Holland-On-Sea
- Allocated Parking
- Private Garden
- Well Presented
- EPC - C

ENTRANCE HALL

BATHROOM

7'00" 6'00" (2.13m 1.83m)



BEDROOM TWO

15'7" 9'8" (4.75m 2.95m)



BEDROOM ONE

14'7" 10'00" (4.45m 3.05m)



LOUNGE

17'00" 11'4" (5.18m 3.45m)



KITCHEN

10'00" 7'9" (3.05m 2.36m)



OUTSIDE

OUTSIDE REAR



Leasehold Information

Lease Term Remaining: 114 Years

Service Charge: Appx £600 Per Annum (Including Ground Rent)

25% Ownership Of The Freehold

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.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: Owner Occupied Only (No Renting)

Rights & Easements: No

Flood Risk: Low

Additional Charges: Service Charge (Appx £600 Per Annum)

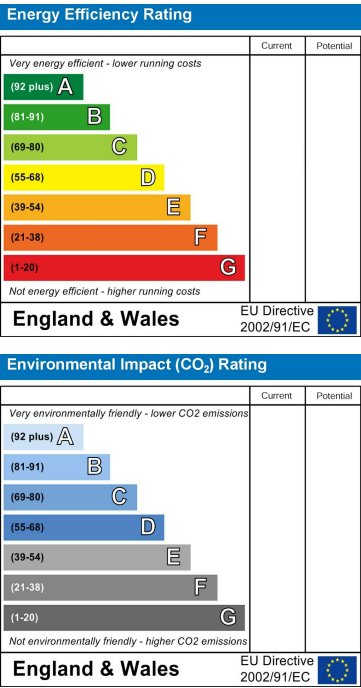
Seller's Position: Needs To Find

Garden Facing: North

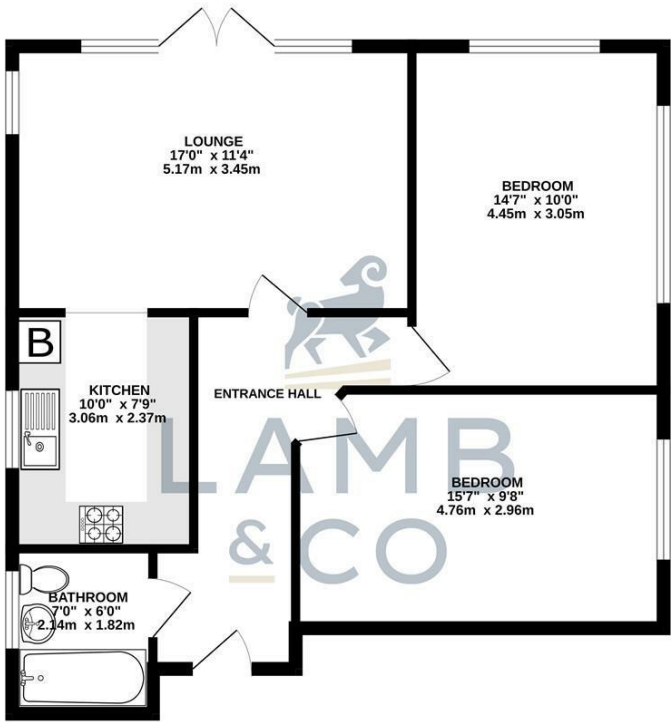
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 716 sq ft (66.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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