



LAMB & CO

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



LYON CLOSE, CLACTON-ON-SEA, CO15 6EF

PRICE £160,000

This well-presented two-bedroom ground floor flat in East Clacton is an ideal opportunity for first-time buyers or investors looking for a property in a desirable location with modern features and convenient access to local amenities.

- Two Bedrooms
- Ground Floor
- Communal Parking
- No Onward Chain
- Well Presented
- East Clacton
- EPC - E

ENTRANCE HALL

BEDROOM TWO

13'9" 5'11" (4.19m 1.80m)



BEDROOM ONE

13'2" 9'5" (4.01m 2.87m)



KITCHEN/LIVING

22'6" 11'00" (6.86m 3.35m)



SHOWER ROOM

7'2" 6'5" (2.18m 1.96m)



OUTSIDE

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.

Additional Info

Council Tax Band: A

Heating: Electric

Services: Mains

Broadband: Ultrafast

Mobile Coverage: Three, O2 - Likely. Vodafone, EE - Unlikely

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: No

Additional Charges: Service Charges

Seller's Position: No Onward Chain

Leasehold Information

Lease Term Remaining: 115 Years

Ground Rent: £60 Per Annum

Service Charge: Appx £2,400 Per Annum



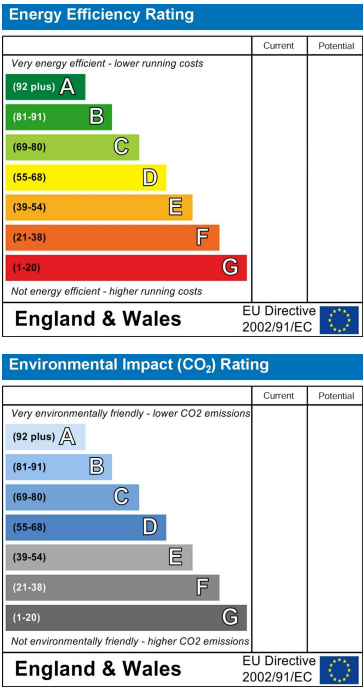
The Property
Ombudsman

Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

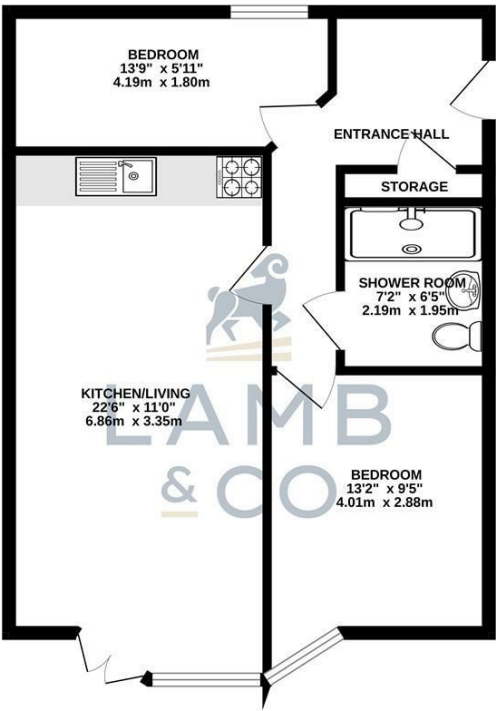
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 556 sq.ft. (51.6 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.
Made with Metreplex ©2024

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.