



LAMB & CO

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## PENFOLD ROAD, CLACTON-ON-SEA, CO15 1JN

£800 PCM

Lamb and Co are please to advertise this Two Bedroom Second Floor Flat, located down Penfold Road. This property is all electric and located close to the town. It is available from the beginning of December 2025. Contact the office to express interest.

- Available 1st December
- All Electric
- Guarantor Required
- Two Bedroom
- No Pets/Non Smokers
- EPC- D
- First Floor Flat
- Council Tax Band- A



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## Entrance/Hallway

Flooring to be fitted in the next week.

## Bedroom One

13'08 x 8'06 (4.17m x 2.59m)



Flooring to be fitted in the next week.

## Bathroom

9'00 x 5'02 (2.74m x 1.57m)



Flooring to be fitted in the next week.

## Bedroom Two

10'09 x 11'10 (3.28m x 3.61m)



Flooring to be fitted in the next week.

## Kitchen

6'03 x 12'08 reduced 11'11 (1.91m x 3.86m reduced 3.63m)



Flooring to be fitted in the next week.

## Lounge

12'10 reduced 9'08 x 18'05 (3.91m reduced 2.95m x 5.61m )



Flooring to be fitted in the next week.

## Front Of Property



## Agents Lettings Notes

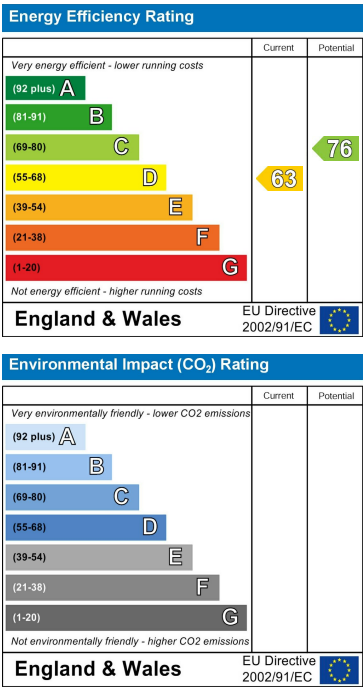
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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.