LAMB & CO

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Inspired by property, driven by passion.

BOTANICAL WAY, CLACTON-ON-SEA, CO16 8TE

PRICE £45,000

An excellent opportunity to acquire this one bedroom ground floor floor apartment, with access via a secure entrance. This over 55's complex overlooks communal gardens and is set just outside the historic village of St. Osyth. The property benefits from emergency pull chord system, lift to the first floor, communal lounge, communal laundry room, communal gardens and visitor parking.

- One Bedroom
- Priced To Sell
- No Onward Chain
- Over 55s
- Electric Heating
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

SHOWER ROOM

6'6" 6'6" (1.98m 1.98m)

BEDROOM

11'3" 10'6" (3.43m 3.20m)

LOUNGE

12'10" 11'3" (3.91m 3.43m)

KITCHEN

8'4" 8'00" (2.54m 2.44m)

OUTSIDE

OUTSIDE RAR

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

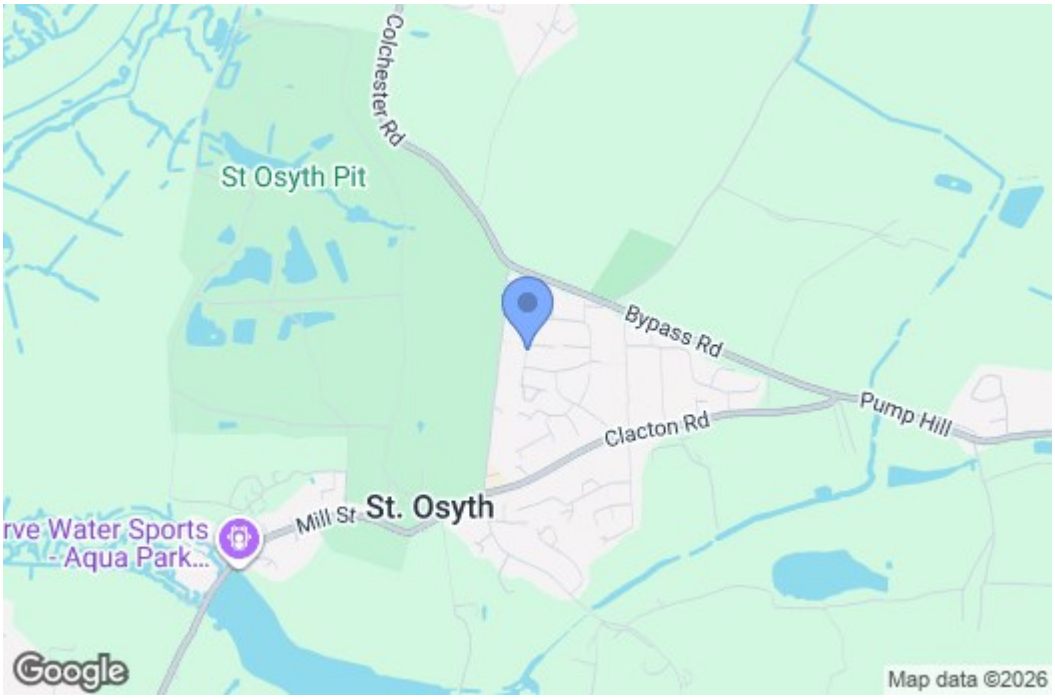
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

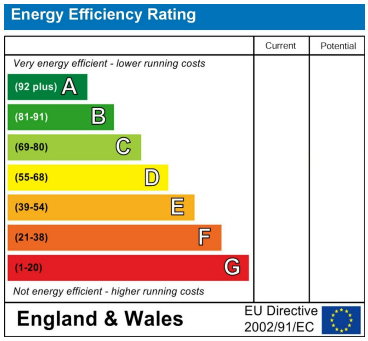
Material Information

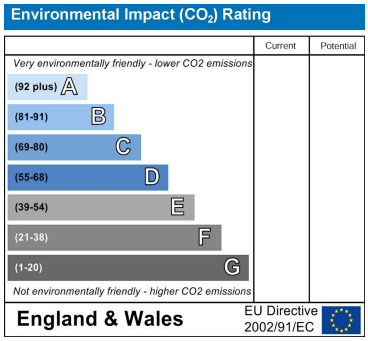
Council Tax Band: A
Heating: Electric
Services: Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: Over 55s Complex
Rights & Easements:
Flood Risk: Low
Additional Charges:
Seller's Position: No Onward Chain
Garden Facing: N/A

Map

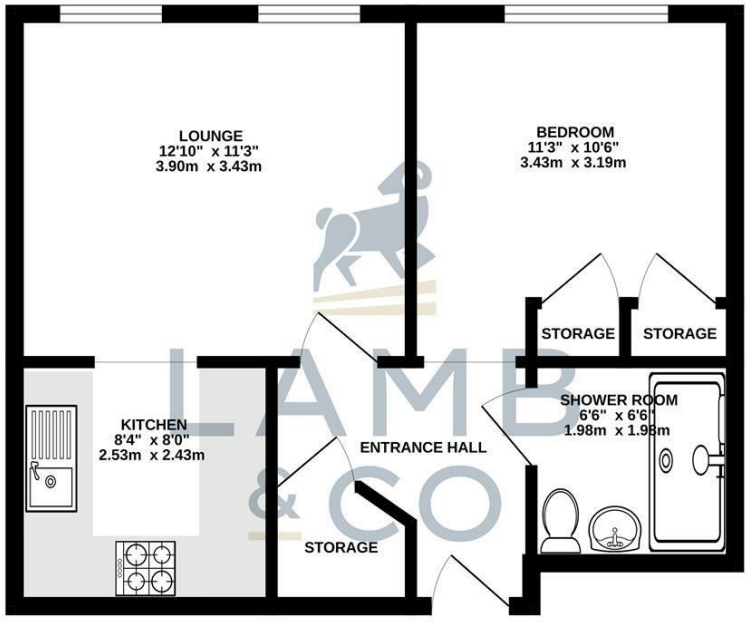


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 436 sq.ft. (40.5 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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