



LAMB & CO

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Inspired by property, driven by passion.



THE GROVE, CLACTON-ON-SEA, CO15 1TL

GUIDE PRICE £130,000

A charming split-level maisonette, offered with share of freehold and no onward chain, ideally located on The Grove, in the heart of Clacton-on-Sea town centre and close to train station. This property benefits from two allocated parking spaces, making it a convenient choice for commuters or those seeking easy access to local amenities.

- One Bedroom Maisonette
- No Onward Chain
- Close To Amenities
- Allocated Parking Spaces
- Share of Freehold
- EPC E

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

10'7" x 10'0" (3.23m x 3.05m)

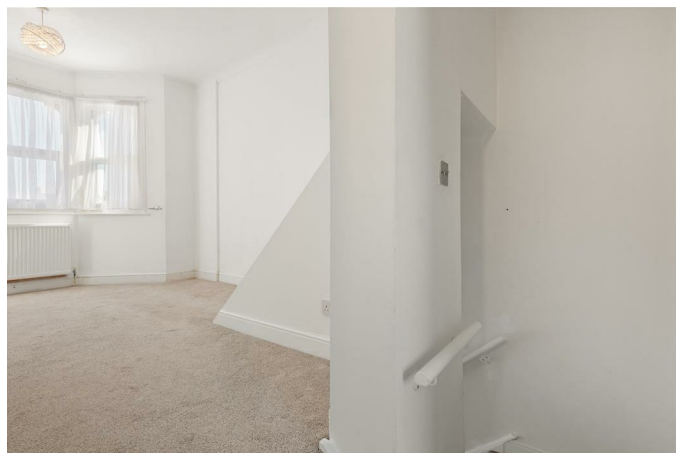


LOUNGE

12'6" x 10'7" (3.81m x 3.23m)



LANDING



BEDROOM

12'0" x 10'7" (3.66m x 3.23m)



BATHROOM

8'8" x 7'7" (2.64m x 2.31m)



GARDEN

REAR ASPECT



FRONT ASPECT



Material Information

Council Tax Band: A

Heating: Gas

Services: All mains

Broadband: Ultrafast Fibre

Mobile Coverage: Three-78%, Vodafone-78%,
EE-77%, O2-73%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface Water-Very low, Rivers & Sea-
Very low

Additional Charges: N/A (Share of freehold)

Seller's Position: No Onward Chain

Garden Facing: West

Leasehold Information

Lease Term Remaining: 90 years (approximate)

Ground Rent: £0

Ground Rent Review Period: N/A

Service Charge: £0

*Includes share of 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

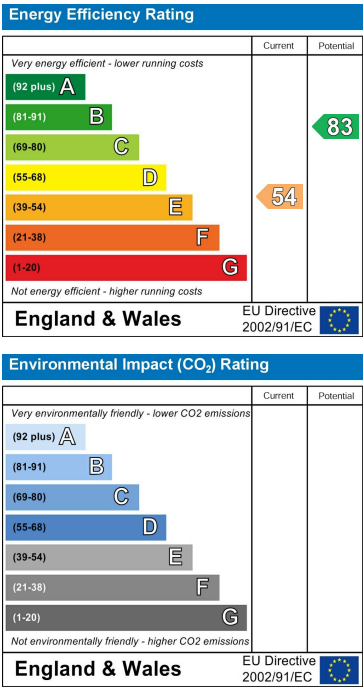
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

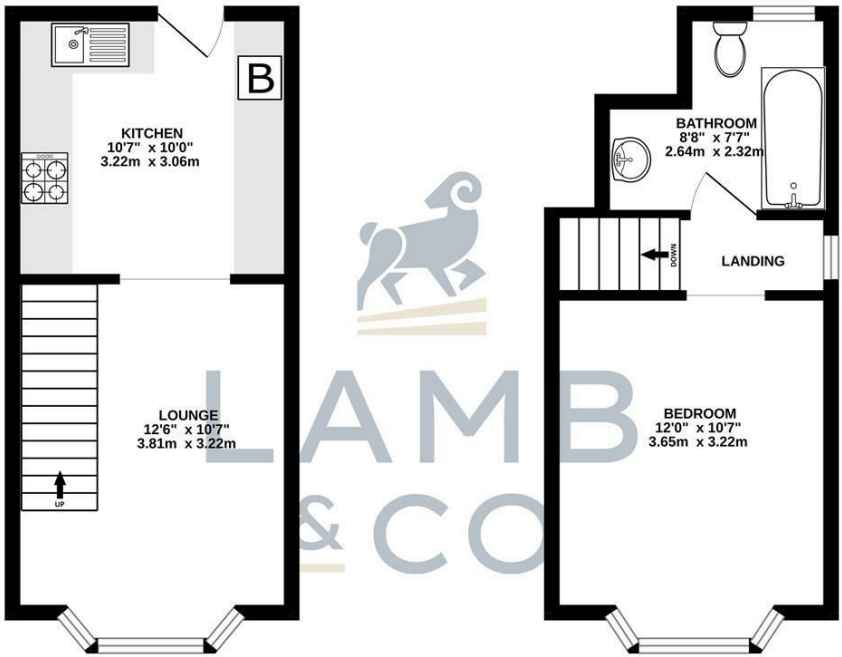
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 467 sq.ft. (43.3 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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