



LAMB & CO

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Inspired by property, driven by passion.



SALISBURY COURT, CLACTON-ON-SEA, CO15 5SA

OFFERS IN EXCESS OF £180,000

Flooded with natural light, this beautifully presented second floor flat offers effortless coastal living in the ever-popular Holland-On-Sea area. Enjoy your morning coffee on the private balcony, park with ease in your own allocated space, and benefit from a long lease and low service charges – making this a comfortable, low-maintenance and stress-free choice.

- Two Bedrooms
- Low Service Charges
- One Allocated Parking Space
- Private Balcony
- Long Lease
- Second Floor
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN

11'6 x 10'6 (3.51m x 3.20m)



LOUNGE

17'0 x 12'5 (5.18m x 3.78m)



BALCONY



BATHROOM

7'3 x 7'0 (2.21m x 2.13m)



BEDROOM ONE

14'0 x 12'7 (4.27m x 3.84m)



BEDROOM TWO

13'0 x 10'6 (3.96m x 3.20m)



Material Information

Council Tax Band: B

Heating: gas

Services: mains

Broadband: ultrafast

Mobile Coverage: O2 & Vodafone - good; EE & Three - likely

Construction: conventional

Restrictions: unknown

Rights & Easements: none

Flood Risk: very low

Additional Charges: service charge, ground rent

Seller's Position: need to find

Garden Facing: n/a

Leasehold Information

Lease Term Remaining: 949

Ground Rent: £14 pa

Ground Rent Review Period:

Service Charge: £400 pa (plus £300 buildings insurance)

Agents Note Sales

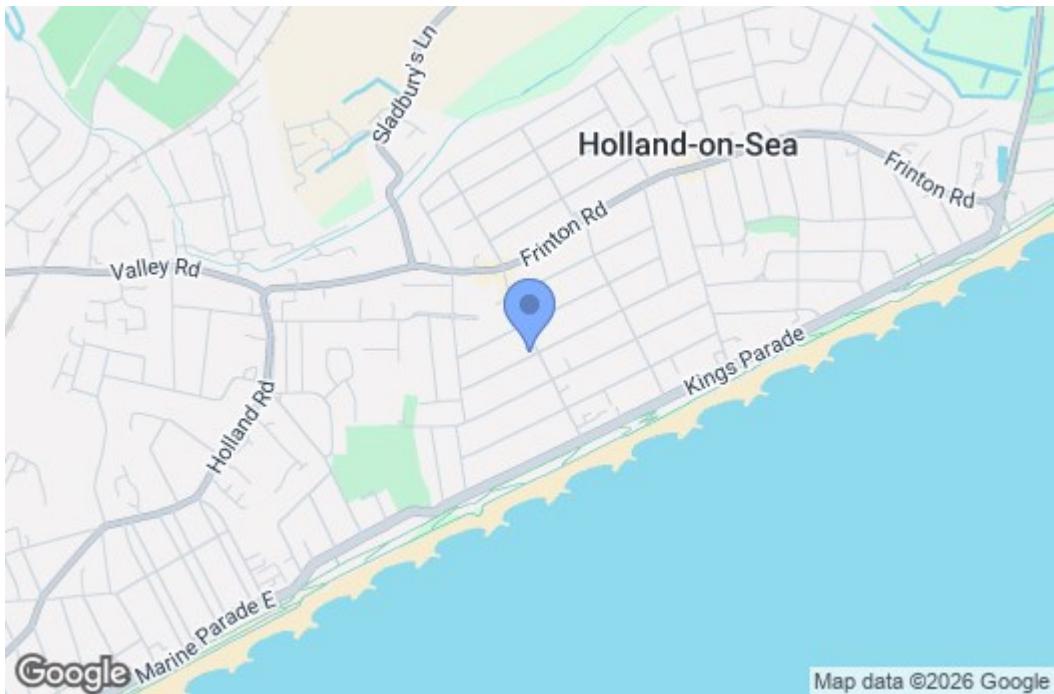
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

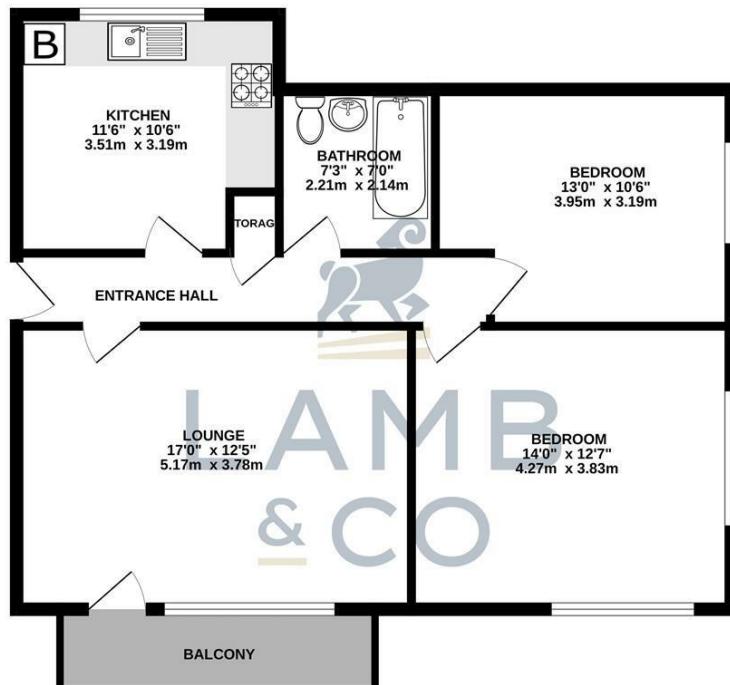


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA - 751 sq ft. (69.8 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 or omission. 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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