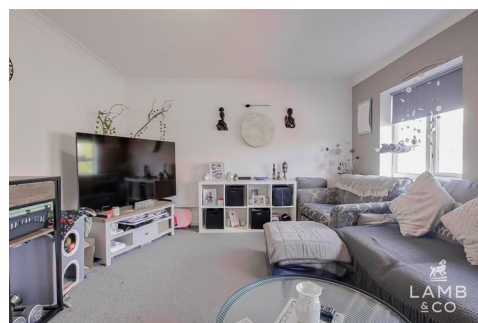
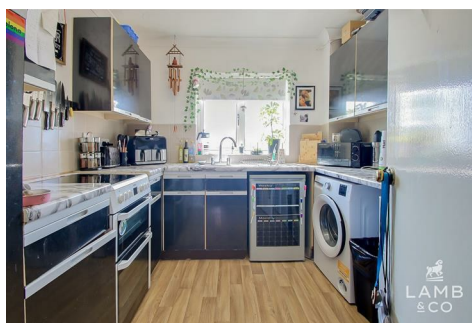
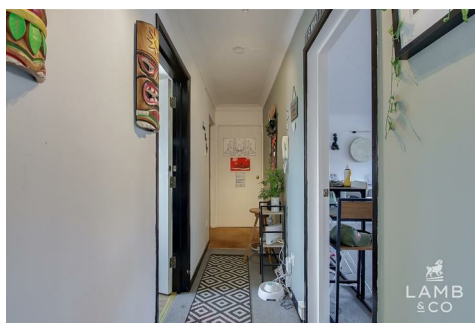




LAMB & CO

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Inspired by property, driven by passion.



WEYMOUTH CLOSE, CLACTON-ON-SEA, CO15 1XW OFFERS IN THE REGION OF £125,000

This charming one-bedroom flat for sale in Martello Bay, ideally situated near the seafront. This property is a fantastic opportunity as it comes with the added benefit of no onward chain, The flat promises a cozy living space, perfect for individuals or couples seeking a convenient and low-maintenance residence.

- One Bedroom
- No Onward Chain
- Close To Seafront
- Off Road Parking
- Martello Bay
- EPC - C

ENTRANCE HALL



BEDROOM

12'4" 11'4" (3.76m 3.45m)



KITCHEN

8'9" 8'4" (2.67m 2.54m)



BATHROOM

8'6" 6'9" (2.59m 2.06m)



LOUNGE

15'00" 12'5" (4.57m 3.78m)



OUTSIDE

FRONT ASPECT

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.

Leasehold Information

Lease Term Remaining: Appx 90 Years

Service Charge: Appx £1500 P/A

Material Information

Council Tax Band:

Heating: Electric

Services:

Mains electricity -Yes

Mains gas -No

Mains water - Yes

Mains drainage -Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 -74%

EE -80%

Three -79%

Vodafone -81%

Construction: Conventional

Restrictions:

Rights & Easements:

Flood Risk:

Rivers & Sea - Low

Surface Water - Very Low

Additional Charges:

Seller's Position: No Onward Chain

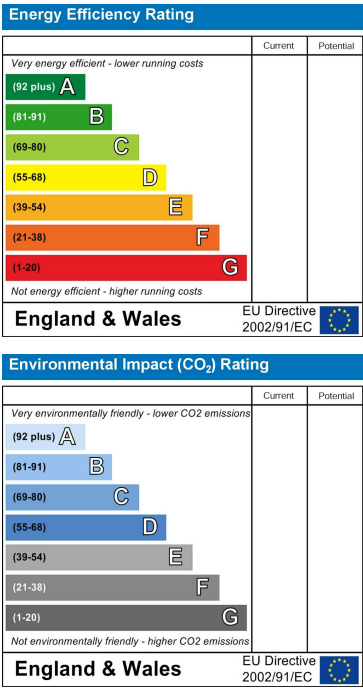
Garden Facing: N/A

Non-Standard Features to note:

Map

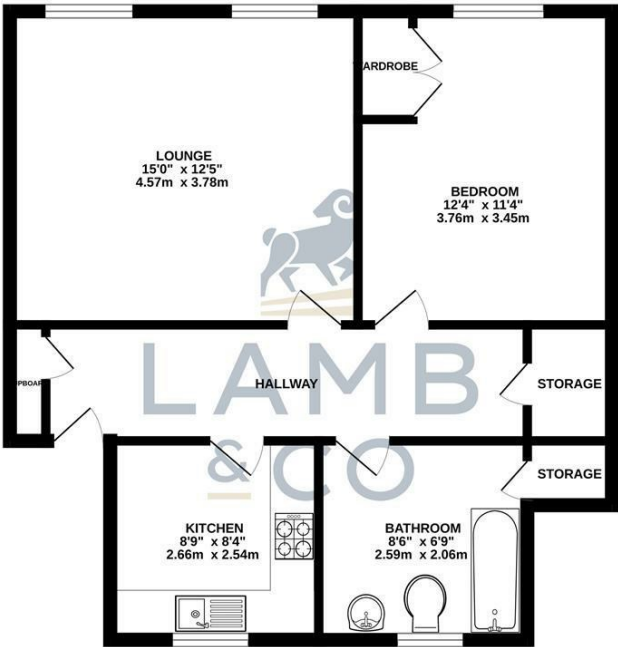


EPC Graphs



Floorplan

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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