



LAMB & CO

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Inspired by property, driven by passion.



## ST. JOHNS ROAD, CLACTON-ON-SEA, CO16 8DU

OIEO £130,000

An exceptionally spacious first floor maisonette located in the Bockings Elm area of Clacton-on-Sea. The property benefits from a lease with approximately 92 years remaining and is offered chain free.

- Three Bedrooms
- No Onward Chain
- Potential Rent of £1,000 PCM
- First Floor Maisonette
- Small Roof Terrace
- Close to Amenities
- Balance of 99 Year Lease
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

18'8 x 16'11 (5.69m x 5.16m)



## KITCHEN/BREAKFAST ROOM

18'8 x 8'10 (5.69m x 2.69m)



## BEDROOM ONE

14' x 13'4 (4.27m x 4.06m)



## BEDROOM TWO

12' x 11'2 (3.66m x 3.40m)



## BEDROOM THREE

9'4 x 8' (2.84m x 2.44m)





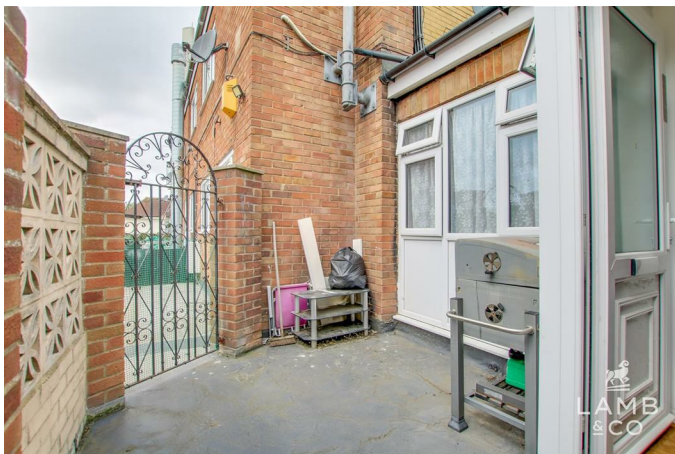
## BATHROOM

12' x 9'11 (3.66m x 3.02m)



## OUTSIDE

### ROOF TERRACE



## PARKING

One allocated parking space

### Additional Information

Council Tax Band: A

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: N/A

### 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.

### Leasehold Information

Lease Term Remaining: 90 years approximately

Ground Rent: £200 PA

Ground Rent Review Period: TBC

Service Charge: £1,000 PA

### 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: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

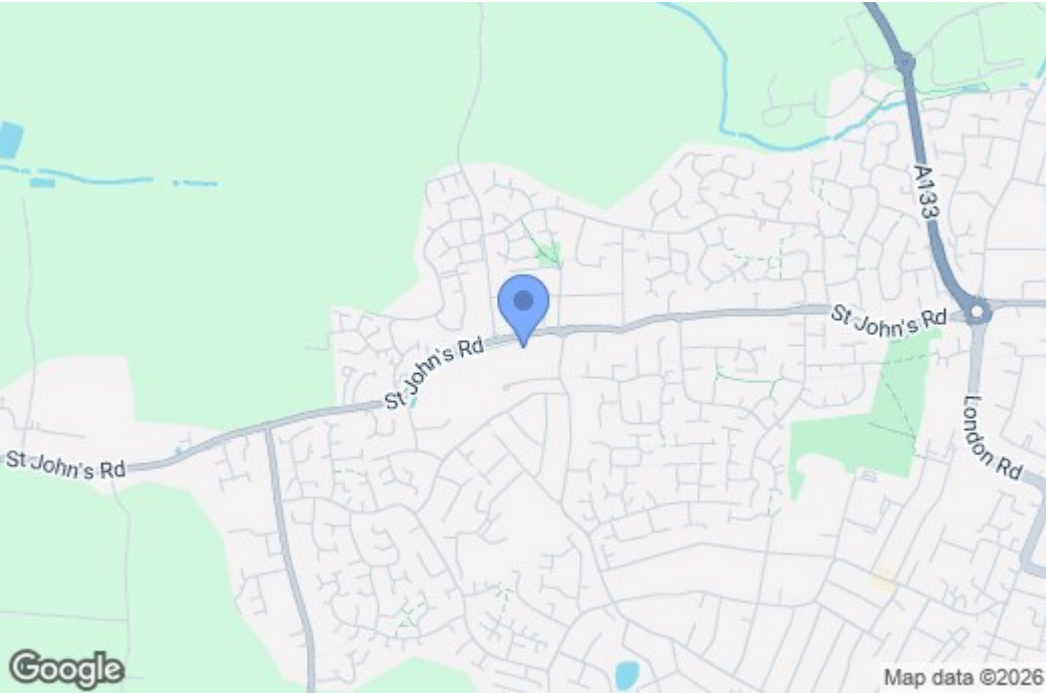
Flood Risk: Low

Additional Charges: Leasehold Charges

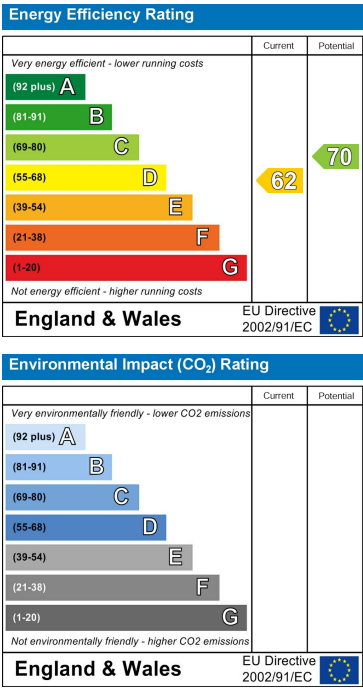
Seller's Position: No Onward Chain

Garden Facing: N/A

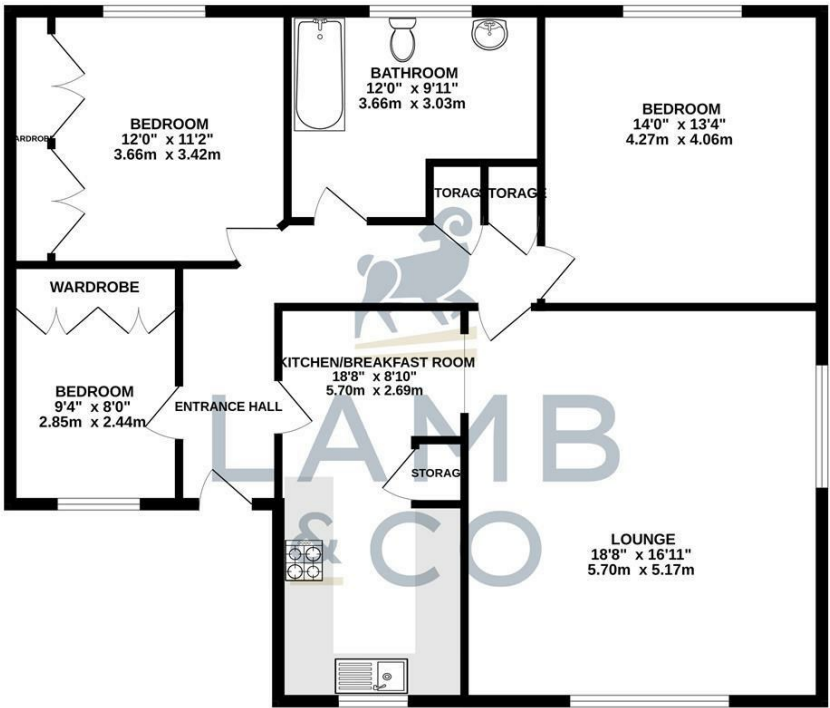
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1140 sq ft. (105.9 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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