



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

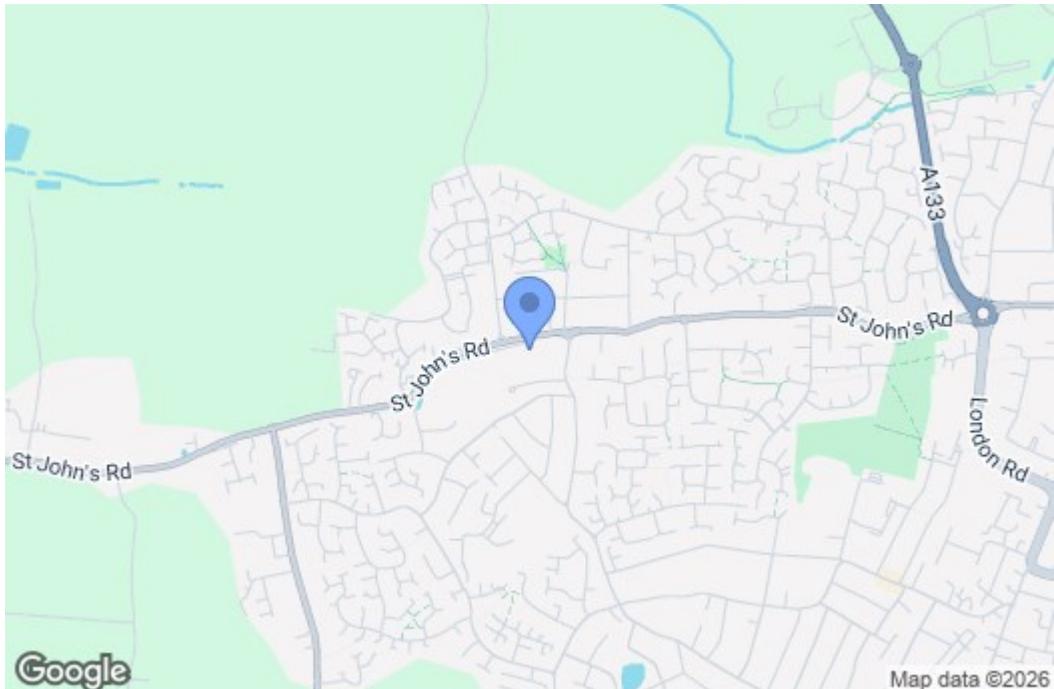
Flood Risk: Low

Additional Charges: Leasehold Charges

Seller's Position: No Onward Chain

Garden Facing: N/A

## Map

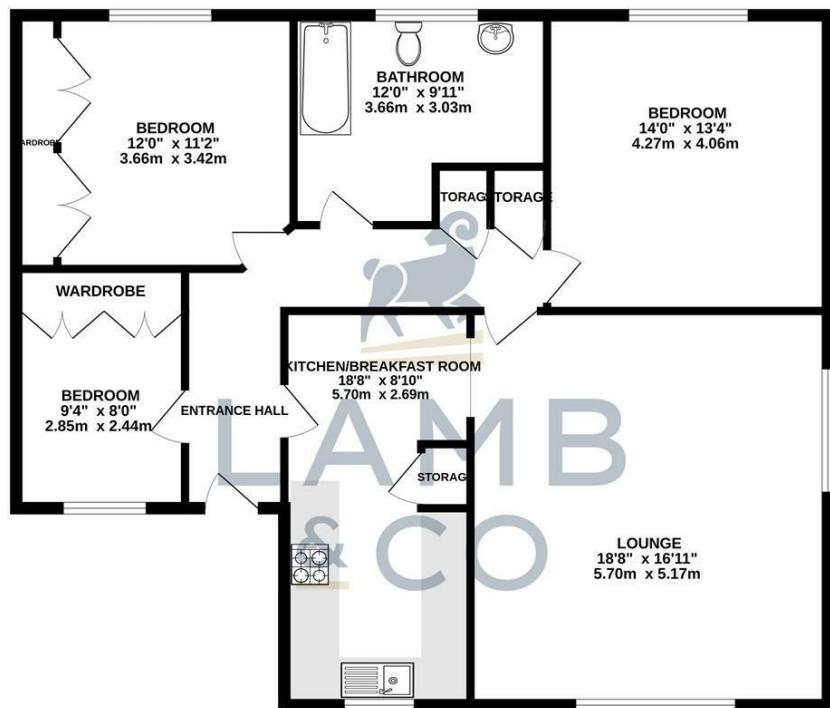


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 inaccuracy. Prospective purchasers should not rely on this floorplan as a statement of fact. Any prospective purchaser: The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

Made via Mersey 2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.