LAMB & CO

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Inspired by property, driven by passion.









QUEENSWAY, CLACTON-ON-SEA, CO15 5LW

PRICE £200,000

Situated in the popular coastal area of Holland-on-Sea, this two-bedroom ground floor maisonette would make an ideal first-time purchase, investment opportunity or comfortable home for those looking to downsize. The property offers convenient ground floor living, with well-proportioned accommodation comprising two bedrooms, a living area, kitchen and bathroom.

- Two Bedrooms
- No Onward Chain
- Holland-On-Sea
- Off Road Parking
- Close To Beach & Seafront
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

11'2" 8'00" (3.40m 2.44m)



LOUNGE

16'00" 11'00" (4.88m 3.35m)



BEDROOM ONE

13'00" 11'00" (3.96m 3.35m)



KITCHEN

11'8" 9'00" (3.56m 2.74m)



SHOWER ROOM

8'00" 5'4" (2.44m 1.63m)



OUTSIDE

OUTSIDE REAR

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.

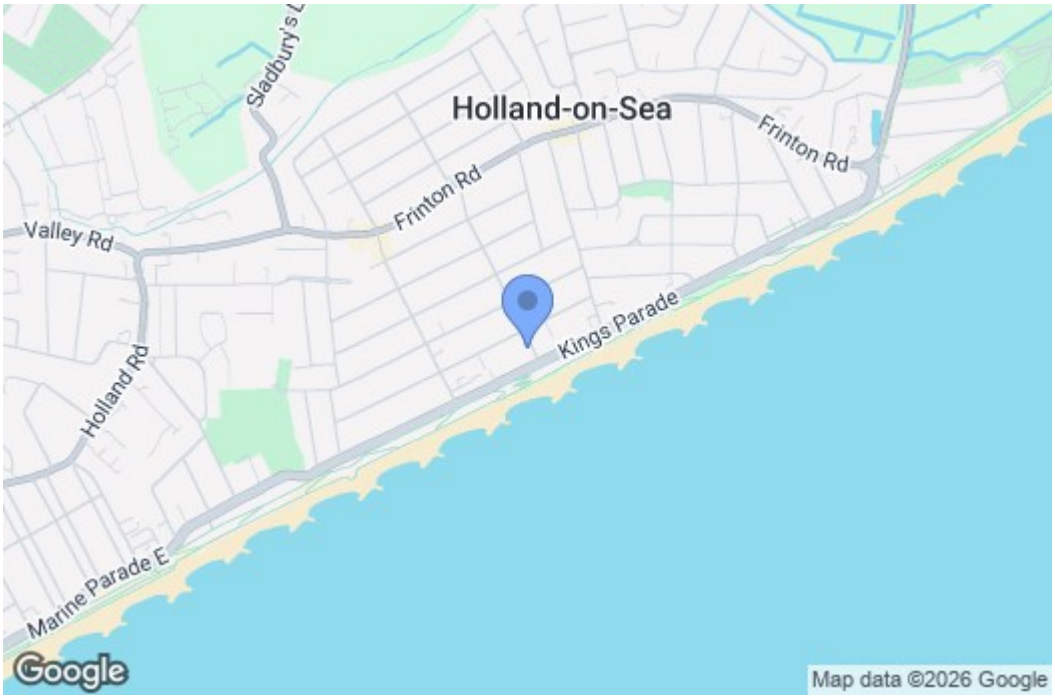
Material Information

Council Tax Band: B
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: Leasehold Charges
Seller's Position: No Onward Chain
Garden Facing:
Non-Standard Features to note:

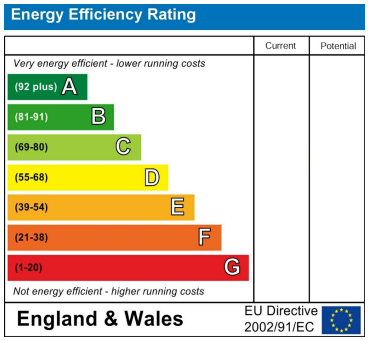
Leasehold Information

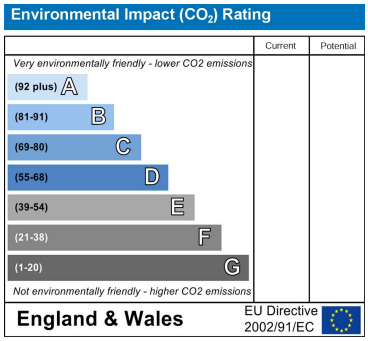
Lease Term Remaining: 938
Ground Rent: £15 Per Annum
Service Charge: Appx £900 Per Annum

Map

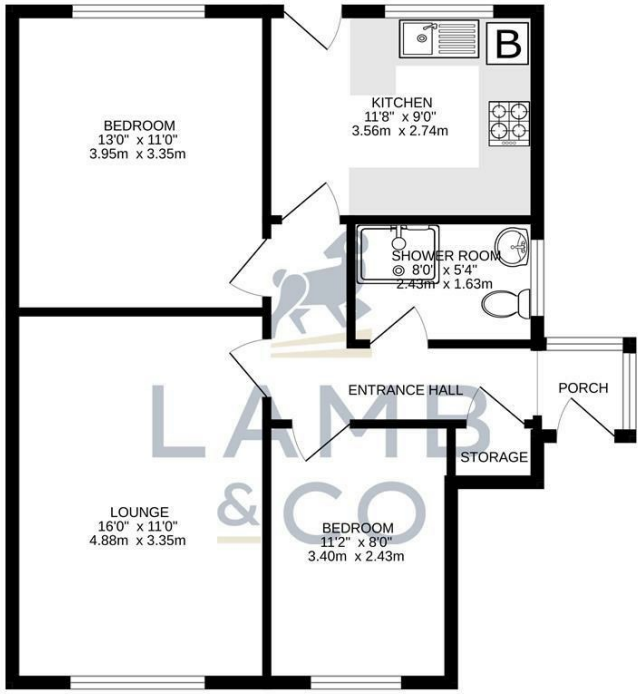


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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