







NAYLAND DRIVE, CLACTON-ON-SEA, CO16 8TZ

PRICE £90,000

SOLD WITH TENNANT IN SITU This spacious second-floor, two-bedroom property offers well-proportioned rooms throughout and presents an excellent opportunity for buyers looking to add value. While some modernisation is required, the property has great potential and would make an ideal investment or first-time purchase. With generous living accommodation and scope for improvement, this is a fantastic opportunity to create a comfortable home or a strong rental investment. Currently achieving £10,200 annual income.

- Two Bedrooms
- Good Size Bedrooms
- Second Floor Flat
- Investment Opportunity
- Some Work Required
- EPC- D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

20'0 x 10'6" (6.10m x 3.20m)



KITCHEN

13'1" x 7'3" (3.99m x 2.21m)



BATHROOM

6'6" x 5'6" (1.98m x 1.68m)



WC

3'0 x 6'6" (0.91m x 1.98m)



BEDROOM ONE

16'4" x 9'2" (4.98m x 2.79m)



BEDROOM TWO

16'3" x 9'0 (4.95m x 2.74m)



OUTSIDE



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: 95 years (125 year term)
Ground Rent: £10
Ground Rent Review Period:
Service Charge: £400 Per year.
Current Rental Income: £10,200

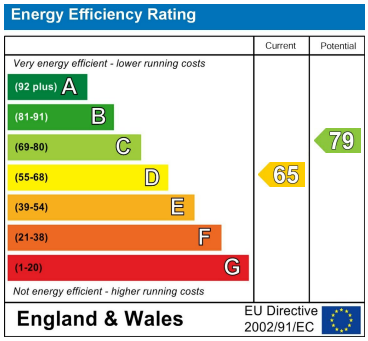
Material Information

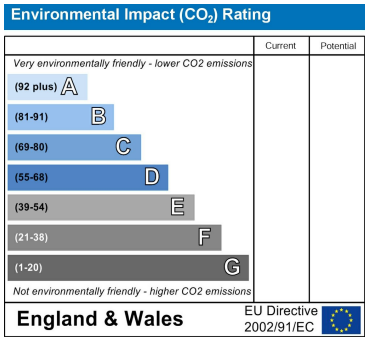
Council Tax Band: A
Heating: Electric
Services:
Mains electricity - Yes
Mains gas - N/A
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultra Fast
Mobile Coverage:
O2 -
EE -82%
Three -76%
Vodafone -76%
Construction: Conventional.
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: N/A
Non-Standard Features to note: N/A

Map

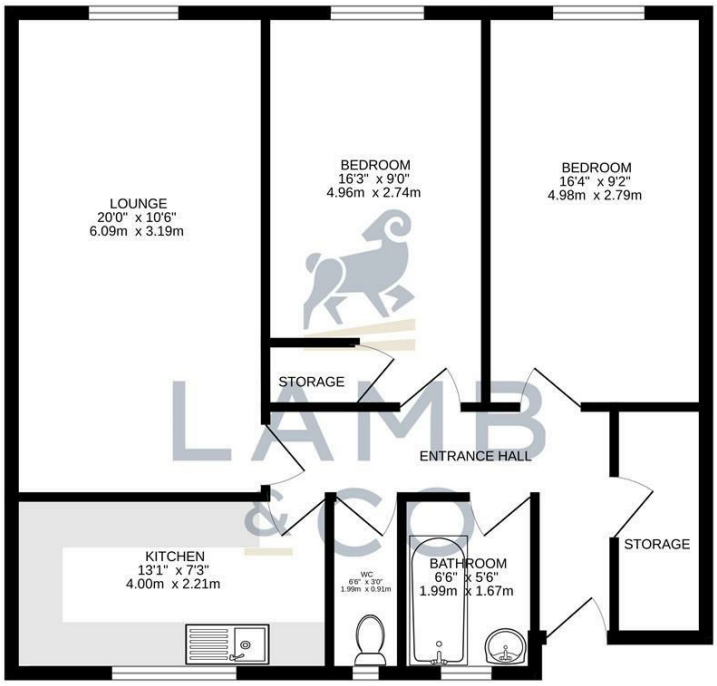


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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