



LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



KINGS PARADE, CLACTON-ON-SEA, CO15 5JJ

£975 PCM

Lamb and Co are pleased to advertise this Two Bedroom Second Floor Flat, located at Kings Court. This good size flat has sea views from the living room. Comes with one allocated parking spot. This property is available is now, contact the office to express interest.

- Available Now
- Gas Central Heating
- Guarantor Required
- Two Bedrooms
- No Pets/Non Smokers
- EPC- TBC
- Second Floor Flat
- Council Tax Band- C

Entrance/Hallway

Communal door, stairs to flat.

Lounge

11'02 x 19'04 (3.40m x 5.89m)



Kitchen

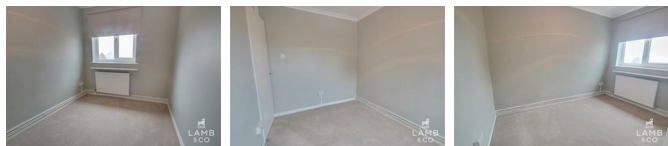
8'11 x 8'02 (2.72m x 2.49m)



Space for washing machine, tall fridge freezer, gas/electric cooker.

Bedroom One

7'07 x 10'03 (2.31m x 3.12m)



Bathroom

6'11 x 6'07 (2.11m x 2.01m)



Bedroom Two

11'05 x 13'05 reduced to 9'01 (3.48m x 4.09m reduced to 2.77m)



Built in wardrobes on both sides of the wall.

Front Of Property



Rear Of Property

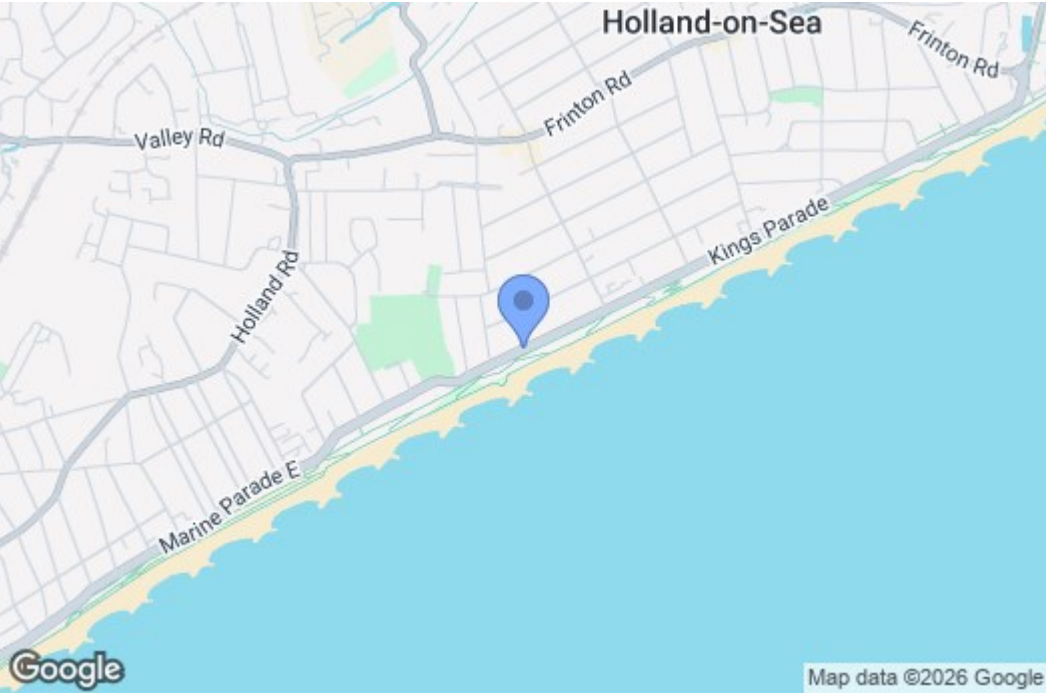


Allocated parking in front of garage. (Garage not included)

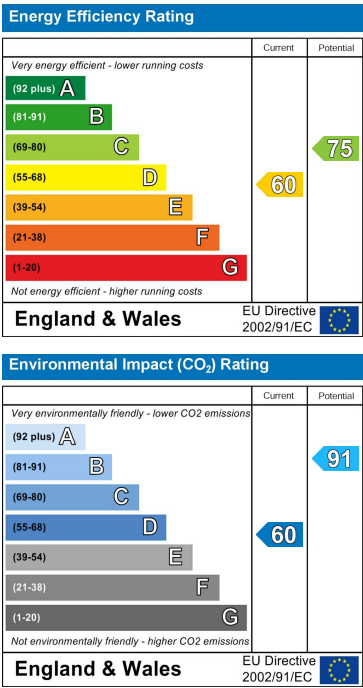
Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



EPC Graphs



Floorplan

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.