



LAMB & CO

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Inspired by property, driven by passion.



## HAROLD ROAD, CLACTON-ON-SEA, CO15 6JF

### GUIDE PRICE £195,000

Guide Price £195,000 - £205,000. A well-presented two-bedroom ground floor flat situated just a short walk from the seafront. The property benefits from one allocated parking space, access to a communal garden, and is ideally located close to local amenities and transport links.

- Two Bedrooms
- One Allocated Parking Space
- Ground Floor
- Communal Garden
- Close To Seafront
- EPC-C



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM ONE

15'4 x 12'0 (4.67m x 3.66m)



### BEDROOM TWO

15'2 x 9'0 (4.62m x 2.74m)



### LOUNGE

17'10 x 12'4 (5.44m x 3.76m)



### SHOWER ROOM

7'0 x 6'0 (2.13m x 1.83m)



## KITCHEN/BREAKFAST ROOM

11'5 x 10'0 (3.48m x 3.05m)



## OUTSIDE



## OUTSIDE REAR



## Leasehold Information

Lease Term Remaining: 163

Ground Rent: N/A

Ground Rent Review Period: N/A

Service Charge: £1,412

## Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE-77%, Three-78%, Vodafone-78% & O2-73%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service water- very low - Rivers & sea- very low

Additional Charges: See lease details

Seller's Position: Needs to find

Garden Facing: East

## 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

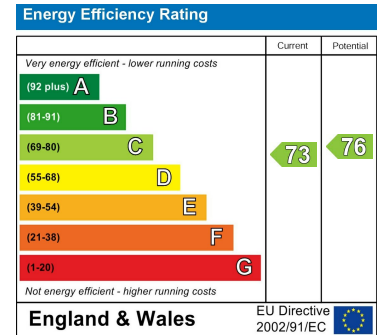
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

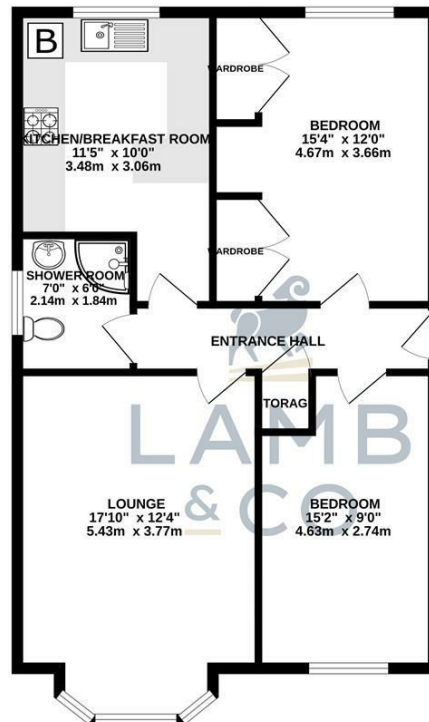
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 737 sq ft (68.5 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 is given as to their operability or efficiency can be given.  
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