



LAMB & CO

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Inspired by property, driven by passion.



## OLD ROAD, CLACTON-ON-SEA, CO15 3PG

PRICE £60,000

Over 55's retirement complex first floor flat. This property is in good reach of local amenities and benefits from a communal lounge, on-site laundry, shared gardens, careline and a part-time warden.

- One Bedroom
- Communal Gardens
- Parking
- No Onward Chain
- Retirement
- EPC - C

## DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### HALLWAY

### KITCHEN

8'5 x 6'10 (2.57m x 2.08m)



### BATHROOM

5'3 x 6'9 (1.60m x 2.06m)



### LOUNGE

14'9 x 10'7 (4.50m x 3.23m)



### BEDROOM

10'6 x 10'8 (3.20m x 3.25m)



### 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.

65 year lease

First port s/charge £179.47 a month

Ground rent- £120 every 6 months.

## 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: Electric

Services: Mains Electrics & Drainage

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: Over 55s

Rights & Easements: No

Flood Risk: Low

Additional Charges: Service Charge

Seller's Position: No onward Chain

## Map



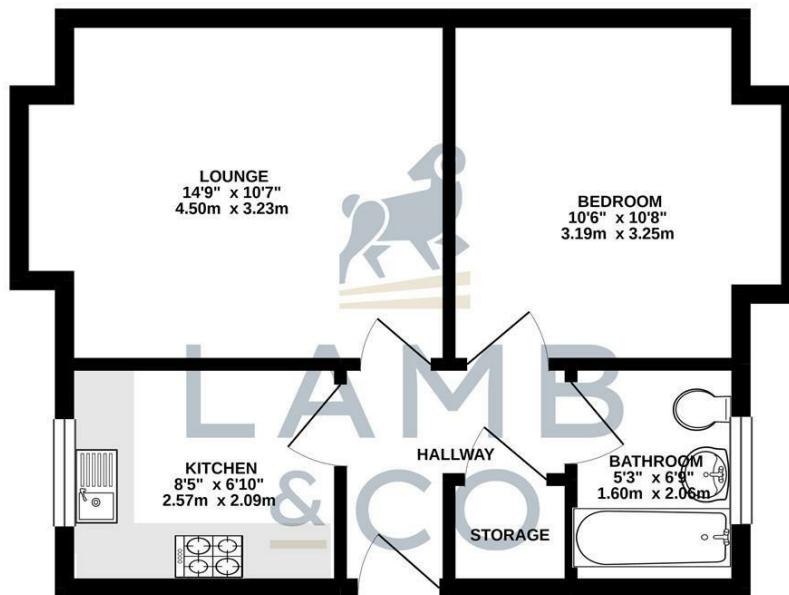
## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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

GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may vary from the actual size. 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 operation or efficiency can be given.

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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.