LAMB & CO

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Inspired by property, driven by passion.









WASH LANE, CLACTON-ON-SEA, CO15 1FE

OFFERS IN EXCESS OF £180,000

Affording ample natural light, this second floor flat occupies a prime position, just a 7 minute walk from the seafront. The property boasts one parking space, a communal garden and is sold with no onward chain.

- Two Bedrooms
- Communal Garden
- Off-Road Parking
- No Onward Chain
- Close To Seafront
- EPC C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

16'9 x 11'5 (5.11m x 3.48m)



LOUNGE VIEW TWO

KITCHEN

9'2 x 8'5 (2.79m x 2.57m)



BEDROOM ONE

17'3 x 12'10 (5.26m x 3.91m)



BATHROOM

7'2 x 6'3 (2.18m x 1.91m)



BEDROOM TWO

11'0 x 9'10 (3.35m x 3.00m)



OUTISDE

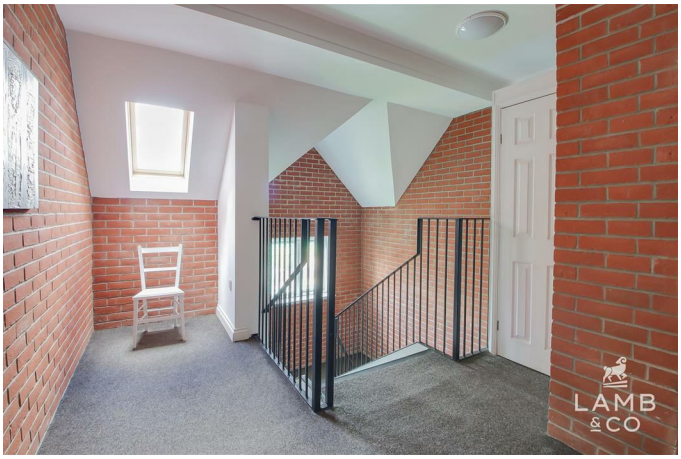


OUTSIDE REAR





OUTSIDE LANDING



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.

Leasehold Information

Lease Term Remaining: 111 years
Charges: Service charge, insurance & ground rent combined are £1200 PA (approx)

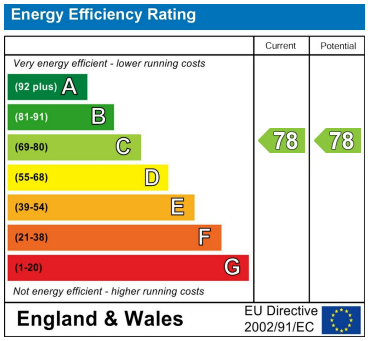
Additional Information Clacton

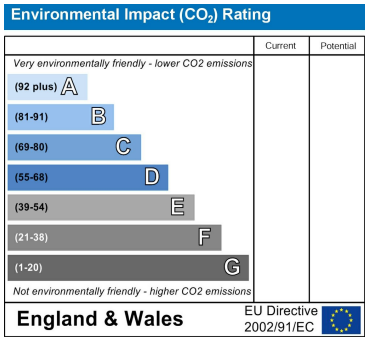
Council Tax Band: B
Heating: Gas
Seller's Position: No onward chain

Map

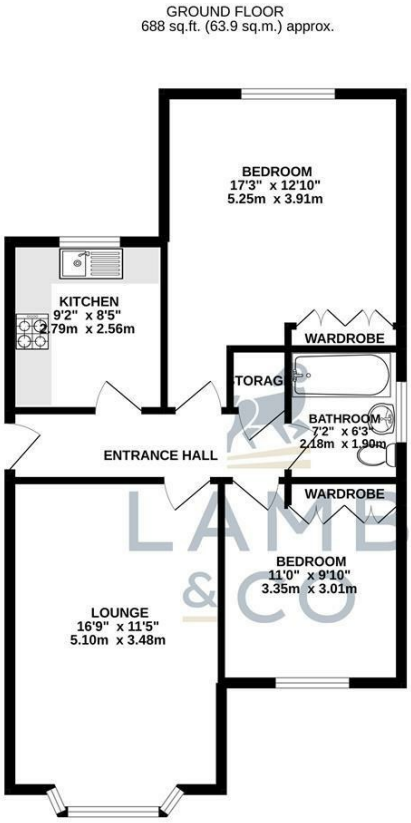


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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