



LAMB & CO

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Inspired by property, driven by passion.



VICTORIA HEIGHTS, CLACTON ON SEA, CO15 6QA

PRICE £135,000

A well-located two-bedroom first floor flat in Clacton-on-Sea, conveniently situated close to the town centre and local amenities. The property offers comfortable accommodation and benefits from a private parking space, making it an ideal choice for a first-time buyer, couple, small family, or investor.

- One Bedroom
- No Onward Chain
- Long Lease
- Close To Town
- Own Entrance
- EPC - E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

WC



FIRST FLOOR

BEDROOM ONE

11'4 x 10'10 (3.45m x 3.30m)



BEDROOM TWO

10'8 x 6'6 (3.25m x 1.98m)



LOUNGE

14'3 x 12'0 (4.34m x 3.66m)



KITCHEN

10'0 x 7'2 (3.05m x 2.18m)



BATHROOM

10'0 x 7'2 (3.05m x 2.18m)



Three - 79%
Vodafone - 81%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: See Below
Seller's Position: No Onward Chain
Garden Facing: N/A
Non-Standard Features to note: N/A

Leasehold Information

Lease Term Remaining: 176
Ground Rent & Service Charge: £1,500

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.

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.

OUTSIDE REAR

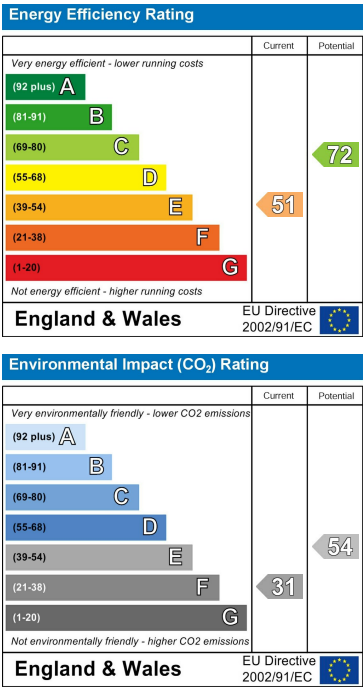
Material Information

Council Tax Band: B
Heating: Electric
Services:
Mains electricity - Yes
Mains gas - No
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Superfast
Mobile Coverage:
O2 - 74%
EE - 80%

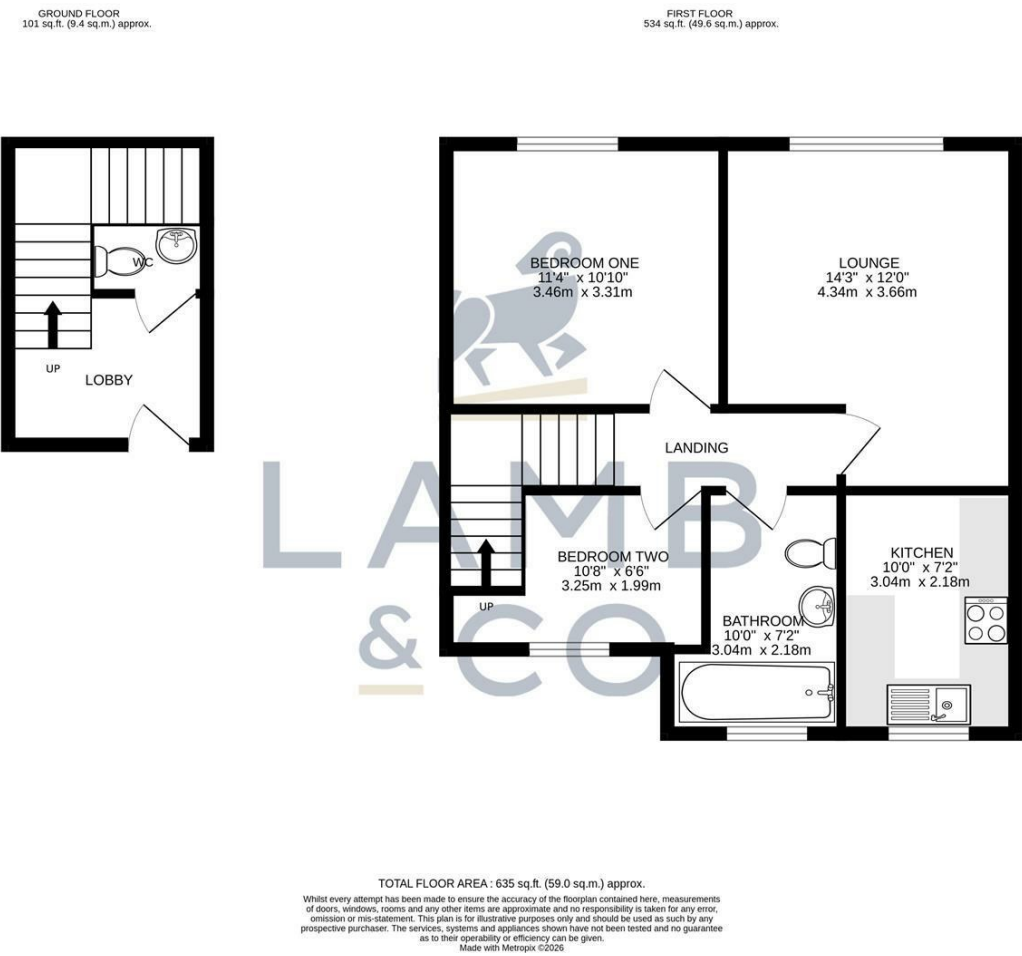
Map



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.