



LAMB & CO

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Inspired by property, driven by passion.



## UPLANDS ROAD, CLACTON-ON-SEA, CO15 1BD

PRICE £115,000

Situated in the popular Royals area of Clacton-on-Sea, this two-bedroom ground floor flat is offered for sale with no onward chain, making it an ideal purchase for first-time buyers, downsizers or investors alike.

- Two Bedrooms
- No Onward Chain
- Allocated Parking
- Communal Gardens
- Balance Of 999 Year Lease
- EPC - C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### SITTING/DINING ROOM

17'00" 14'00" (5.18m 4.27m)



### KITCHEN

11'00" 8'9" (3.35m 2.67m)



### BATHROOM

8'4" 5'7" (2.54m 1.70m)



### BEDROOM TWO

8'5" 8'5" (2.57m 2.57m)



### BEDROOM ONE

11'6" 10'00" (3.51m 3.05m)



## OUTSIDE

Lease Term Remaining: 936

Service Charge: £2,126.00 (Including Ground Rent)

## 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.

### 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

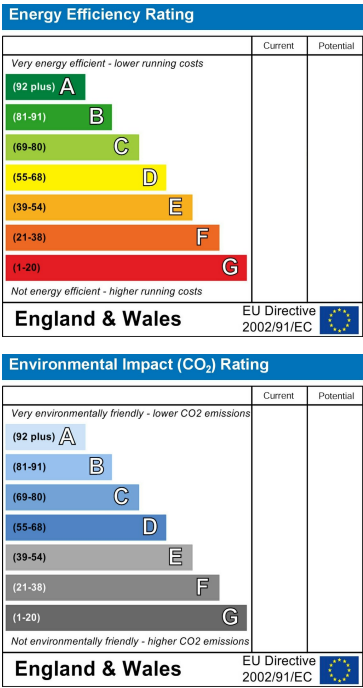
Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Mains electricity - Yes  
Mains gas - Yes  
Mains water - Yes  
Mains drainage - Yes  
Other - No  
Broadband: Ultrafast  
Mobile Coverage: Good  
O2 - Good  
EE - Good  
Three - Good  
Vodafone - Good  
Construction: Purpose Built  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Rivers & Sea - Low  
Surface Water - Low  
Additional Charges: Service Charge & Buildings Insurance  
Seller's Position: No Onward Chain  
Garden Facing: West (Communal)  
Non-Standard Features to note: No

### Leasehold Information

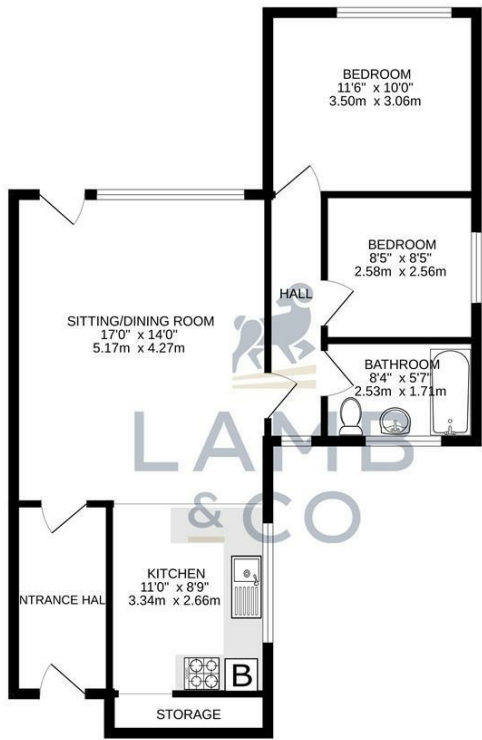
Map



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.