LAMB & CO

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Inspired by property, driven by passion.

CATERHAM CLOSE, CLACTON-ON-SEA, CO16 8FL

PRICE £110,000

This comfortable and well-maintained one-bedroom maisonette presents an excellent opportunity for first-time buyers or investors seeking a low-maintenance property close to the coast.

- One Bedroom
- No Onward Chain
- First Floor Maisonette
- Communal Parking
- Council Tax Band A
- EPC TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

16'0" x 9'0" (4.88m x 2.74m)

KITCHEN

12'0" x 6'0" (3.66m x 1.83m)

BATHROOM

6'5" x 6'0" (1.96m x 1.83m)

BEDROOM

12'0" x 8'5" (3.66m x 2.57m)

OUTSIDE

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.

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.

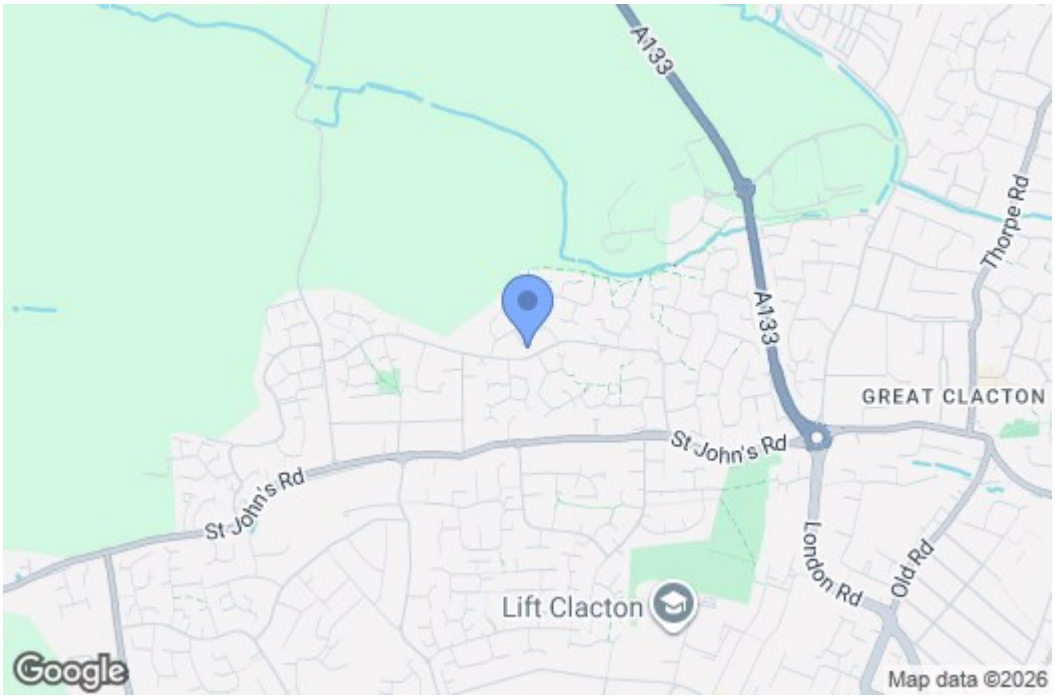
Leasehold Information

Lease Term Remaining: 77 Years
Ground Rent: £90.00 Per Annum
Ground Rent Review Period:
Service Charge: £90 (Buildings Insurance £279 Per Annum

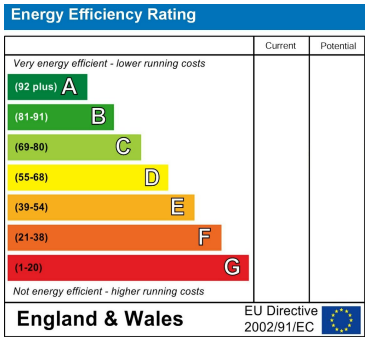
Material Information

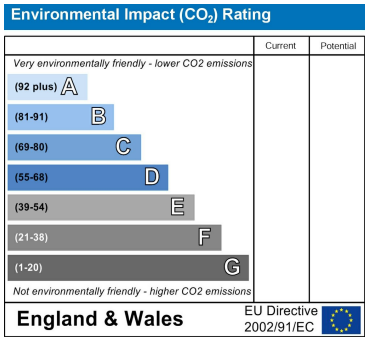
Council Tax Band: A
Heating: Electric storage heaters
Services:
Mains electricity - Yes
Mains gas - No
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%
Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: See leasehold info
Seller's Position: No onward chain
Garden Facing: N/A
Non-Standard Features to note: N/A

Map

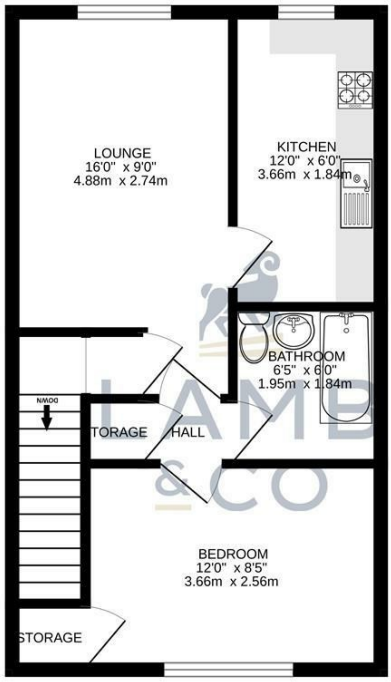


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 402 sq.ft. (37.4 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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