



LAMB & CO

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Inspired by property, driven by passion.



## KELVEDON COURT, GREAT CLACTON, CO15 4TP

PRICE £89,950

Offered with no onward chain, this one-bedroom flat presents an excellent opportunity for first-time buyers, investors, or those looking for a renovation project. Situated in the popular area of Great Clacton, the property offers well-proportioned accommodation including a spacious lounge, separate kitchen, double bedroom, and bathroom.

- One Bedrooms
- No Onward Chain
- Parking
- Council Tax Band A
- Electric Heating
- EPC - E

## ENTRANCE HALL

## LOUNGE

15'5" 9'00" (4.70m 2.74m)



## BATHROOM

7'00" 5'9" (2.13m 1.75m)



## BEDROOM

12'00" 9'00" (3.66m 2.74m)



## KITCHEN

9'00" 7'00" (2.74m 2.13m)



## 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.

#### 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

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: Service Charges & Ground Rent

Seller's Position: No onward Chain

Garden Facing: N/A

Non-Standard Features to note: No

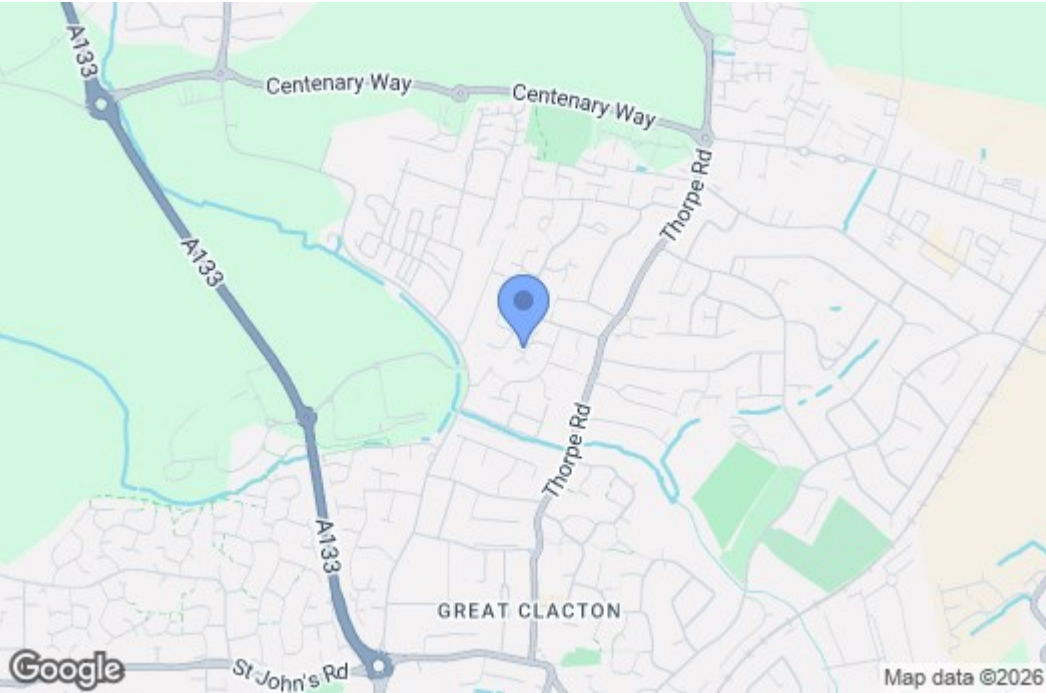
### **Leasehold Information**

Lease Term Remaining: Appx 90 Years

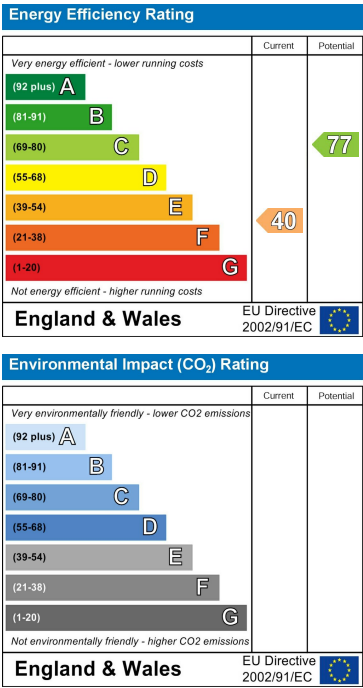
Ground Rent: Appx £80 Per Annum

Service Charge: Appx £1,200 Per Annum

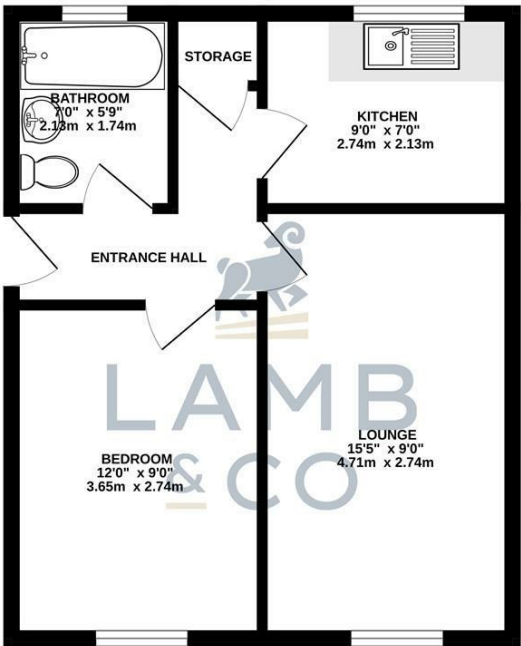
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 404 sq.ft. (37.5 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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