



LAMB & CO

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Inspired by property, driven by passion.



HAROLD ROAD, CLACTON-ON-SEA, CO15 6JF

GUIDE PRICE £190,000

**** JUST OFF SEAFRONT **** Guide Price £190,000 – £200,000. A well-presented two-bedroom ground floor flat situated just a short walk from the seafront. The property benefits from one allocated parking space, access to a communal garden, and is ideally located close to local amenities and transport links.

- Two Bedrooms
- One Allocated Parking Space
- Ground Floor
- Communal Garden
- Close To Seafront
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

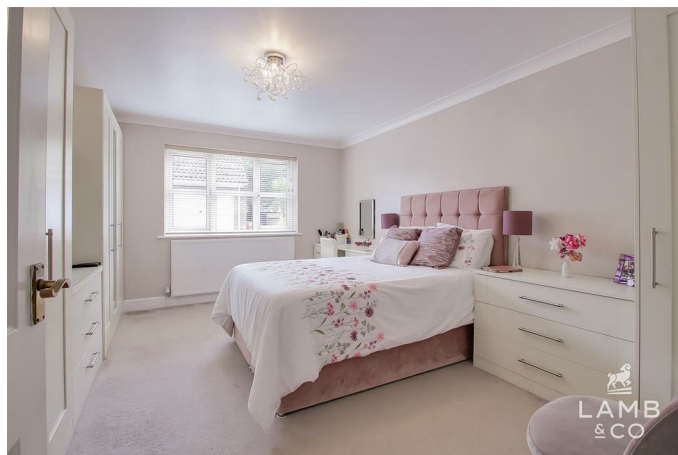
Entrance door to:

ENTRANCE HALLWAY



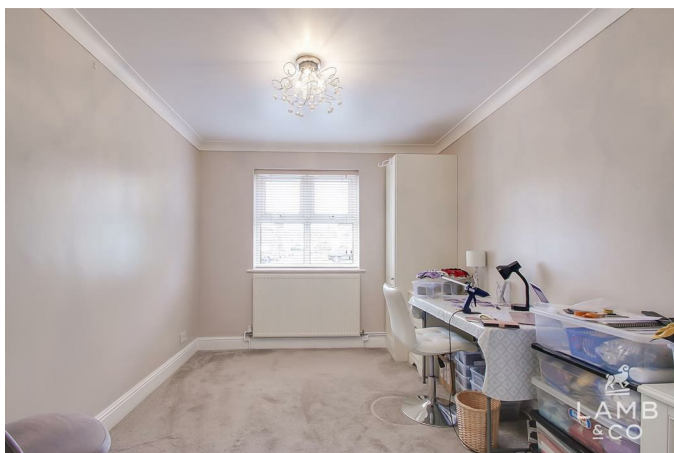
BEDROOM ONE

15'4 x 12'0 (4.67m x 3.66m)



BEDROOM TWO

15'2 x 9'0 (4.62m x 2.74m)



LOUNGE

17'10 x 12'4 (5.44m x 3.76m)



SHOWER ROOM

7'0 x 6'0 (2.13m x 1.83m)



KITCHEN/BREAKFAST ROOM

11'5 x 10'0 (3.48m x 3.05m)



OUTSIDE



OUTSIDE REAR



Leasehold Information

Lease Term Remaining: 163

Ground Rent: N/A

Ground Rent Review Period: N/A

Service Charge: £1,412

Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE-77%, Three-78%, Vodafone-78% & O2-73%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service water- very low - Rivers & sea-very low

Additional Charges: See lease details

Seller's Position: Needs to find

Garden Facing: East

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.

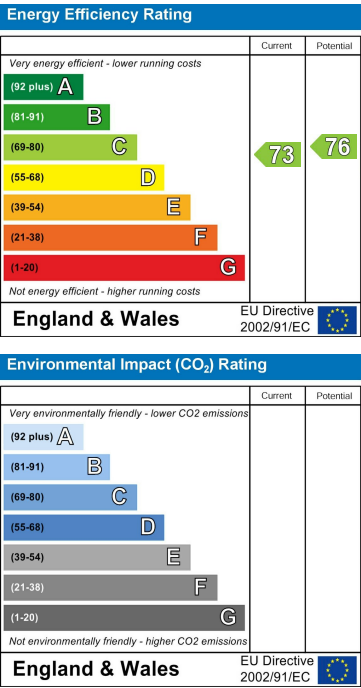
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

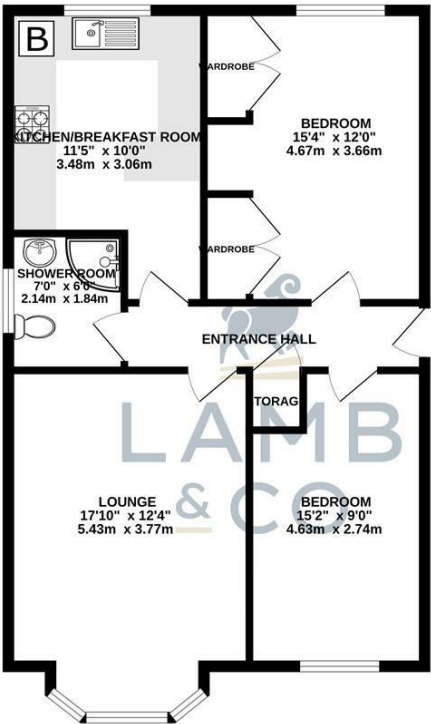
Map



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.