



LAMB & CO

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Inspired by property, driven by passion.



SILVERDALE COURT, CLACTON-ON-SEA, CO15 6NJ

PRICE £124,995

Situated in an exceptional East Clacton location is this two bedroom, first floor maisonette. The property benefits from a communal garden and no onward chain.

- Two Bedrooms
- No Onward Chain
- First Floor
- Communal Garden
- East Clacton
- EPC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

13'0" x 8'5" (3.96m x 2.57m)



LOUNGE

16'0" x 12'0" (4.88m x 3.66m)



BEDROOM ONE

12'10" x 12'3" (3.91m x 3.73m)



BEDROOM TWO

9'0" x 8'0" (2.74m x 2.44m)



BATHROOM

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



OUTSIDE FRONT



OUTSIDE REAR



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: 935

Ground Rent: £13.00 Per Annum

Service Charge: £875.58 Per Annum

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: EE limited. Three O2 and Vodafone likely.

Construction: Conventional

Restrictions: Check with management company

Rights & Easements: N/A

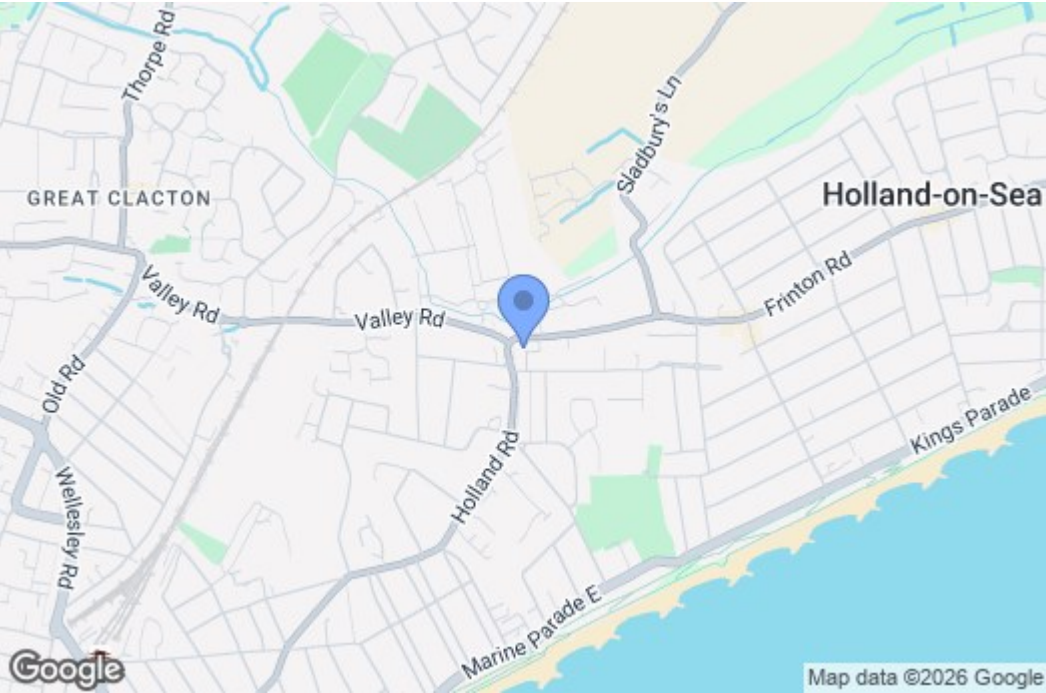
Flood Risk: Rivers and seas, Very Low.

Additional Charges: See leasehold information

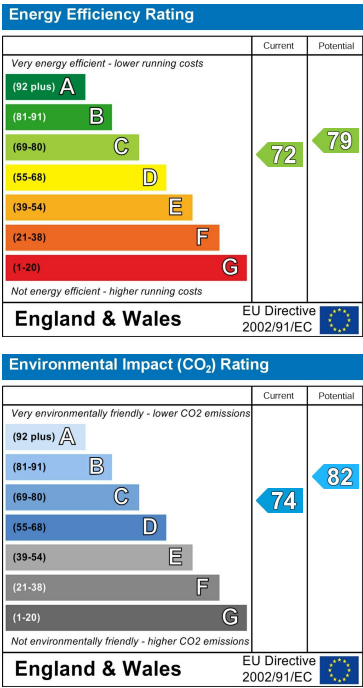
Seller's Position: No onward chain

Garden Facing: East

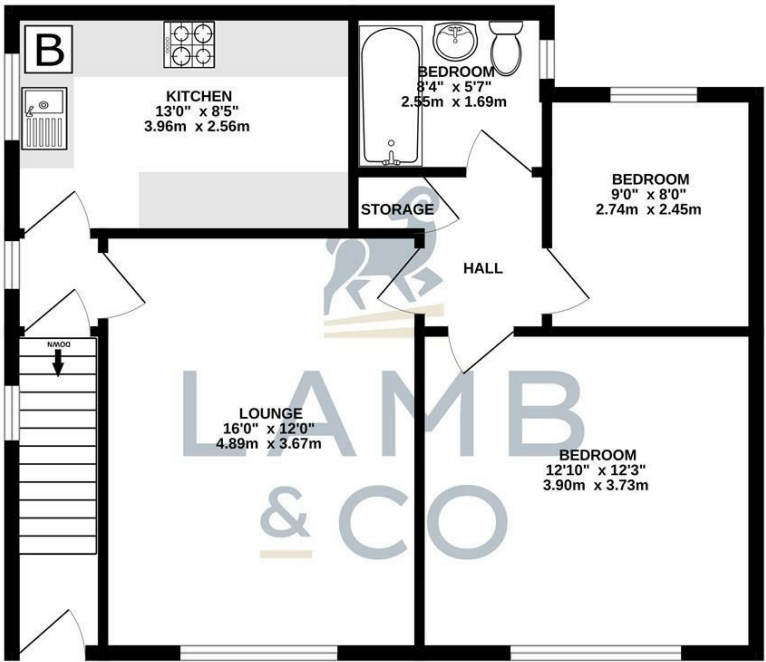
Map



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.