



LAMB & CO

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## WARWICK ROAD, ESSEX, CO15 3BX

£895 PCM

Lamb and Co are pleased to advertised this two bedroom ground floor flat. Located down Warwick Road, Clacton On Sea. This property benefits from having outside space and being close to local amenities. This property is available from the beginning of March, contact the office to express interest.

- Available Beginning Of March
  - No Pets
  - Guarantor Required
- Ground Floor Flat
  - Private Court Yard
  - EPC- C
- Gas Central Heating
  - Council Tax Band- TBC



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## Entrance/ Hallway

Partly glazed wooden communal door leading to communal hallway with electric meter cupboard. Full wooden front door. Laminate flooring throughout. Radiator. Storage cupboard.

## Bedroom One

7'04 x 11'06 (2.24m x 3.51m )



Newly painted. Laminate flooring. Radiator. Double glazed window to the rear of the property.

## Bedroom Two

11'04 x 7'11 (3.45m x 2.41m)



Newly painted. Laminate flooring. Radiator. Double glazed window to the rear of the property.

## Bathroom

5'06 x 6'02 (1.68m x 1.88m)



Newly re decorated. Tiled flooring. Low level WC. Vanity sink with mixer tap. Small mirrored cabinet on wall. White ceramic bath with plastic side panel. Shower attachment over. Heated towel rail. Partly tiled walls Double glazed window to the side of the property.

## Lounge area

11'09 x 9'11 (3.58m x 3.02m)



Newly painted New laminate flooring. Radiator. Double glazed patio doors to the private court yard at the front of the property. Open plan into the kitchen.

## Kitchen Area

9'01 x 6'08 (2.77m x 2.03m)



Open plan into the lounge. New laminate flooring. Low and eye level wooden units with black rolled work tops and tiled splash back. Stainless steel sink with drainer and mixer tap. Space for washing machine, condense tumble dryer and tall fridge freezer. Integrated electric hob and new oven with extractor over. Radiator. Double glazed window to the front of the property.

## Front Court Yard



Fully paved. Enclosed by brick wall.

## Agent Letting Notes

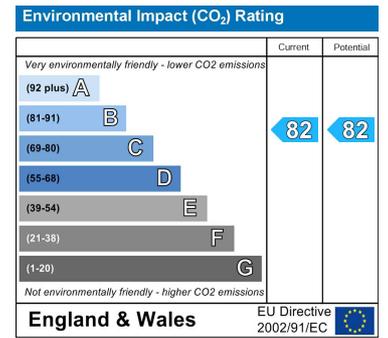
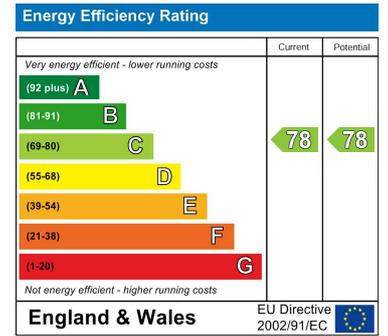
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map



## Floorplan

## EPC Graphs



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