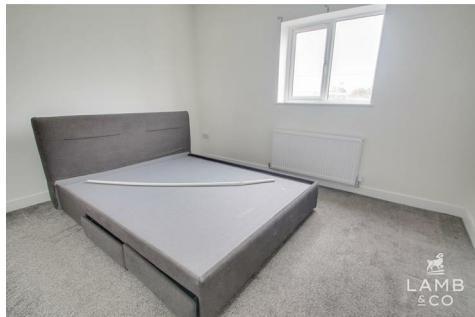




LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



MEADOW WAY, CLACTON-ON-SEA, CO15 2HP

£1,000 PCM

Lamb and Co are pleased to advertise this Two/Three Bedroom First Floor Flat, located down Meadow Way. This block of flats were fully renovated in 2023. This property comes with an extra room that can be used as study or playroom. Contact the office to express interest as the property is available now.

- Available Now
- Two Bedrooms
- Study/Playroom
- No Pets/Non Smokers
- Gas Central Heating
- Council Tax Band- A
- Guarantor Required
- EPC- D

Entrance/Hallway

Study/Playroom

6'11 x 8'09 (2.11m x 2.67m)

Good size room for a study/office or even a play room.

Bedroom One

12'10 x 10'01 (3.91m x 3.07m)



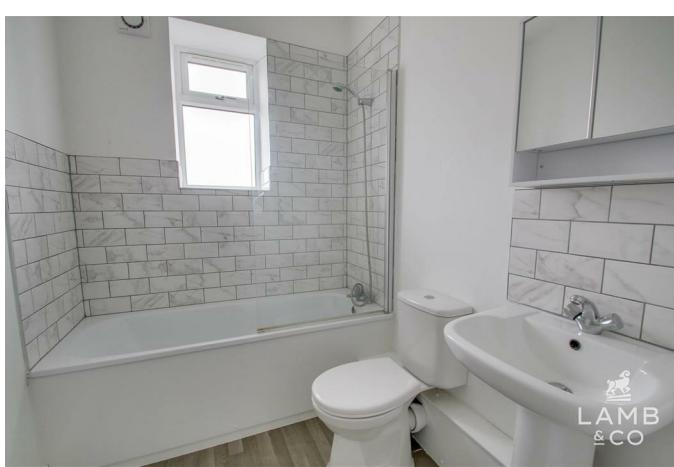
Bedroom Two

12'05 x 10'01 (3.78m x 3.07m)



Bathroom

5'06 x 7'01 (1.68m x 2.16m)



Lounge/Kitchen

26'02 x 15'03 reduced 9'06 x 16'08

(7.98m x 4.65m reduced 2.90m x 5.08m)



Open plan kitchen living room. Kitchen has space for washing machine and tall fridge freezer. Comes with integrated electric oven and hob with extractor over.

Balcony Area

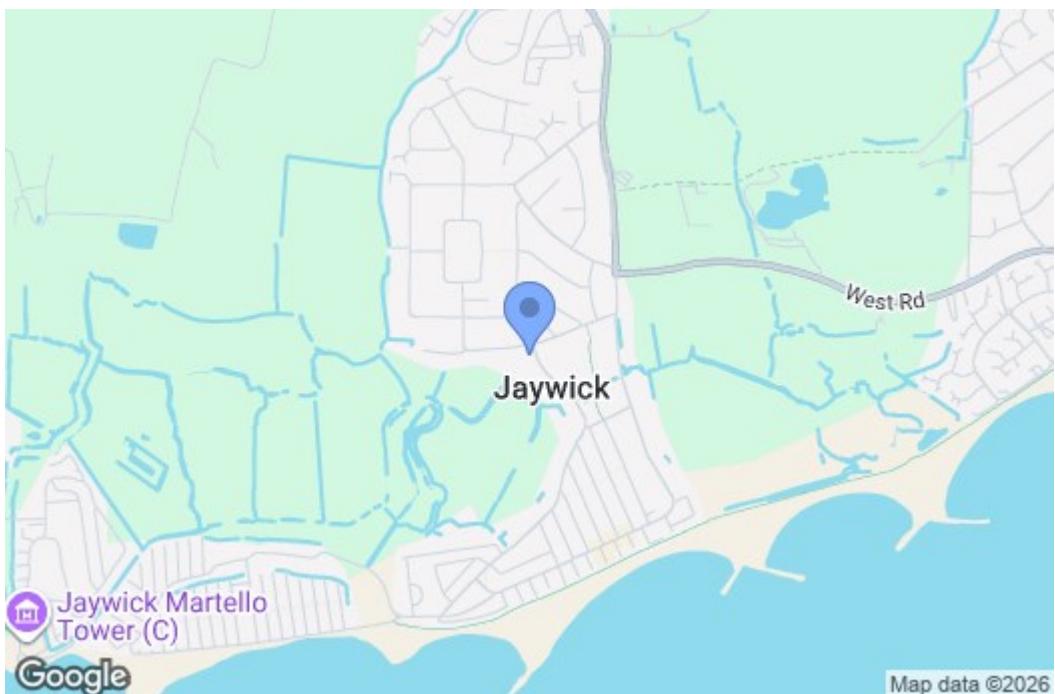
Front Of Property



Agents Lettings 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



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.