



LAMB & CO

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Inspired by property, driven by passion.



NAYLAND DRIVE, CLACTON-ON-SEA, CO16 8TZ

PRICE £90,000

"SOLD WITH TENANT IN SITU" This spacious second-floor, two-bedroom property offers well-proportioned rooms throughout and presents an excellent opportunity for buyers looking to add value. While some modernisation is required, the property has great potential and would make an ideal investment or first-time purchase. With generous living accommodation and scope for improvement, this is a fantastic opportunity to create a comfortable home or a strong rental investment. Currently achieving £10,200 annual income.

- Two Bedrooms
- Good Size Bedrooms
- Second Floor Flat
- Investment Opportunity
- Some Work Required
- EPC- D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

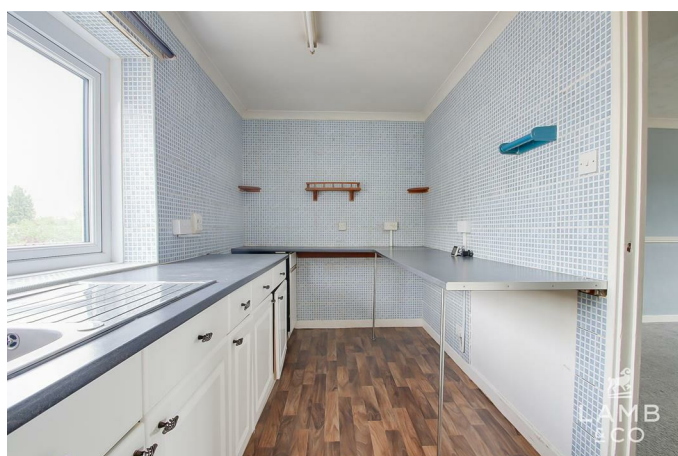
LOUNGE

20'0" x 10'6" (6.10m x 3.20m)



KITCHEN

13'1" x 7'3" (3.99m x 2.21m)



BATHROOM

6'6" x 5'6" (1.98m x 1.68m)



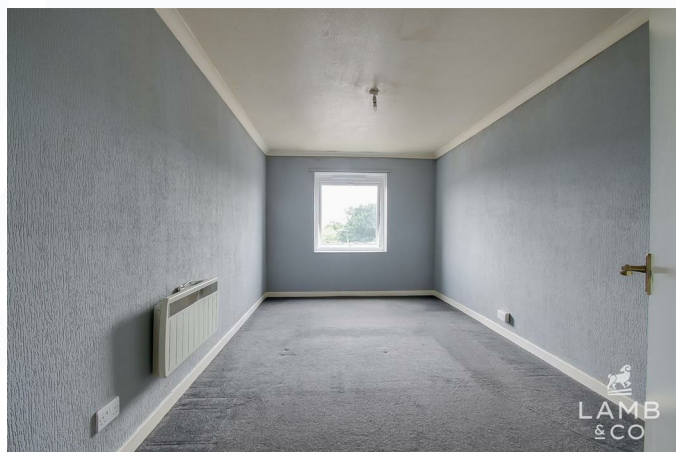
WC

3'0" x 6'6" (0.91m x 1.98m)



BEDROOM ONE

16'4" x 9'2" (4.98m x 2.79m)



BEDROOM TWO

16'3" x 9'0 (4.95m x 2.74m)



OUTSIDE



Council Tax Band: A

Heating: Electric

Services:

Mains electricity - Yes

Mains gas - N/A

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultra Fast

Mobile Coverage:

O2 -

EE -82%

Three -76%

Vodafone -76%

Construction: Conventional.

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: N/A

Non-Standard Features to note: N/A

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: 95 years (125 year term)

Ground Rent: £10

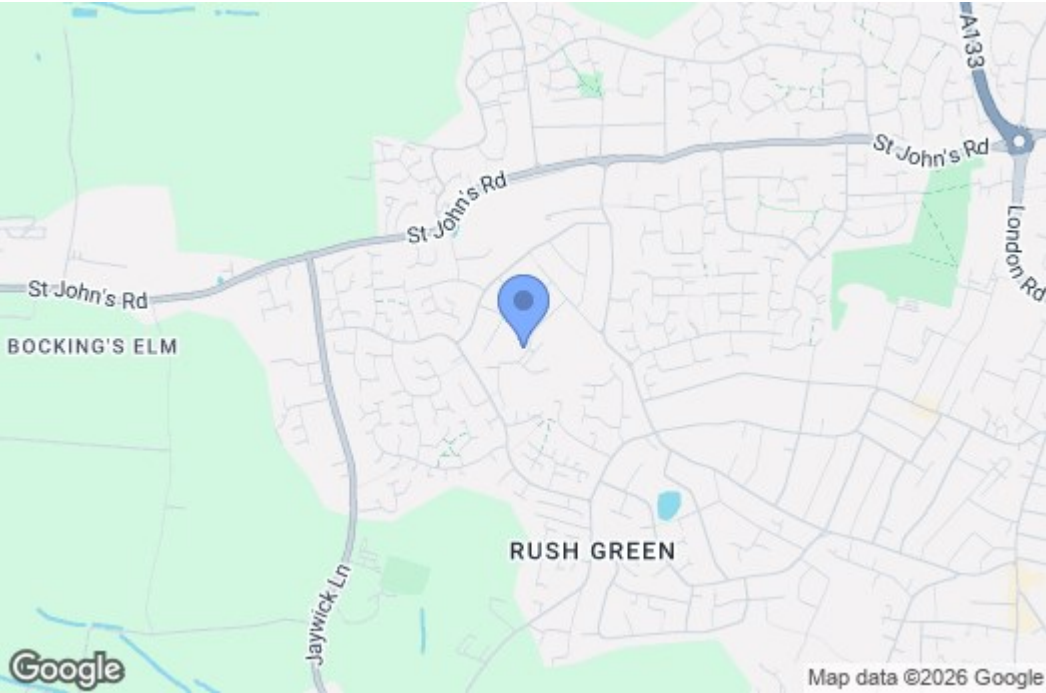
Ground Rent Review Period:

Service Charge: £400 Per year.

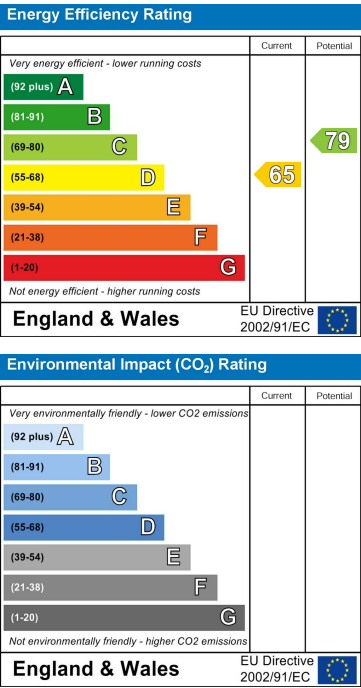
Current Rental Income: £10,200

Material Information

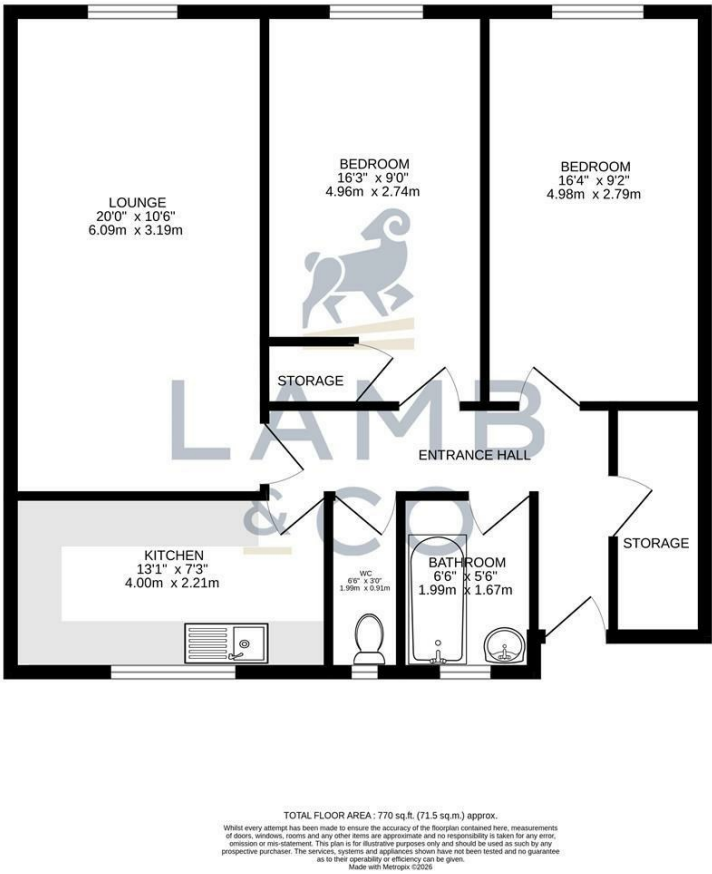
Map



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.