



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



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

£850 PCM

Lamb and co are pleased to market for rent, this newly refurbished first floor flat situated within close proximity to local amenities and with sea views from the balcony.. Gas central heating, non allocated and on street parking.

- Available Immediately
- Sea Views from Balcony
- No Smokers
- Guarantor Required
- No Pets
- Council Tax - A
- EPC - C

Front Of Property



Entrance/Hallway

Via communal door, stairs to entrance door of property, glass entry door, then onto hallway, storage cupboard, vinyl flooring.

Lounge/Diner/Kitchen

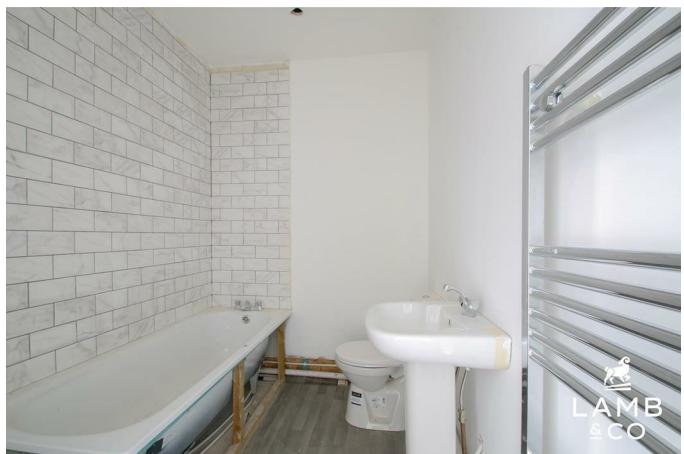
16'4 x 15'7 (4.98m x 4.75m)



Newly fitted floor/eye level kitchen units with oak coloured rolled worktops and tiled splash back, integrated oven/hob with extractor fan over, inset single bowl/drainer chrome sink unit, space for washing machine and tall fridge freezer, gas combination boiler housed in kitchen units, vinyl flooring, radiator, UPVC French doors leading to balcony.

Bathroom

7'9 x 5'9 (2.36m x 1.75m)



Newly fitted white suite, bath with side and end panel with shower attached over, pedestal basin, low level WC, heated chrome towel rail, vinyl flooring.

Bedroom One

11'1 x 10'1 (3.38m x 3.07m)



Newly fitted carpet, radiator, double glazed window to rear of property.

Bedroom Two

14'6 x '6'9 (4.42m x '2.06m)

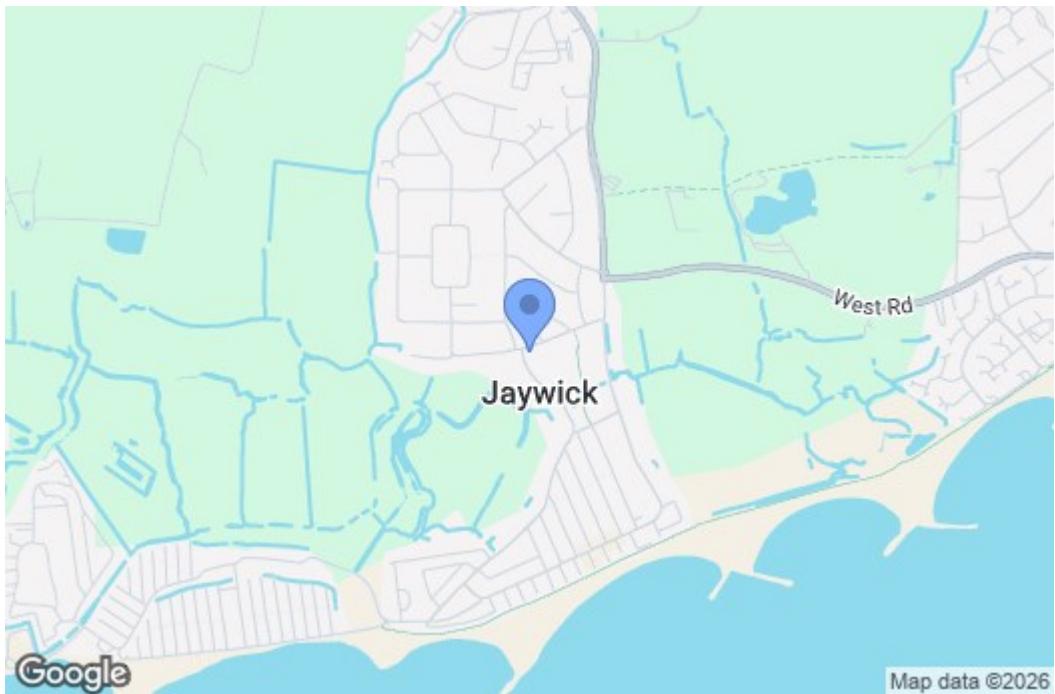


Newly fitted carpet, radiator, double glazed window to rear of property.

Agents Note Lettings

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.