



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



OLD ROAD, CLACTON-ON-SEA, CO15 3NS

£750 PCM

Lamb and Co are pleased to advertise for rent this one bedroom over 55's first floor flat. Situated within half a mile of local railway station and town centre. This property is available from mid January. Contact the office to express interest.

- Available Now
- Over 55's
- Electric Heating
- No Pets/Non Smokers
- Council Tax Band- A
- EPC- C

Entrance/Hallway

Communal entrance. Stairs to first floor. Entrance VIA timber framed door in the hallway. Carpeted. High retention storage heater. Storage cupboard housing the hot water cylinder and cold water storage tank. Loft hatch which is not included in the let.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)



White suite comprising of bath with side panel and electric shower over. Pedestal basin. Low level WC. Vinyl flooring. Tiled walls from floor to ceiling. Wall heater. Double glazed window to rear of the property.

Bedroom One

10'6 x 9'1 (3.20m x 2.77m)



Carpeted. Fitted wardrobes. Electric panel heater. Double glazed window to the front of the property.

Lounge

11'5 x 10'6 (3.48m x 3.20m)



Carpeted. High retention storage heater. Double glazed windows to the front of the property.

Kitchen

8'00 x 6'10 (2.44m x 2.08m)



Fitted floor and eye level white gloss units with grey tiled splash back and black rolled work tops. Inset single bowl and drainer chrome sink unit. Integrated electric hob and oven with extractor over. Space for under counter fridge freezer. Washing machine being left as a gesture of good will. Vinyl flooring. Wall heater. Double glazed window to front of the property.

Outside Front



Paved walkway to communal entrance door.

Outside Rear

Communal area. Parking is available on a first come first serve basis.

Agent 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.