



LAMB & CO

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MARINE PARADE WEST, CLACTON-ON-SEA, CO15 1LP

OIEO £155,000

Offered with No Onward Chain, this purpose-built first floor flat located on the edge of the Town Centre directly on the seafront. Built circa 2000, the property benefits from a long lease with 101 years remaining, balcony with sea view and a parking space.

- Two Bedrooms
- First Floor Flat
- Balcony
- Parking Space
- Sea Views
- EPC C
- Approx. 101 Years Lease Remaining
- No Onward Chain

ENTRANCE HALL

BATHROOM

12'8" 5'4" (3.86m 1.63m)

BEDROOM TWO

11'8" 8'5" (3.56m 2.57m)

BEDROOM ONE

14'00" 9'3" (4.27m 2.82m)

LOUNGE/DINER

16'00" 13'00" (4.88m 3.96m)

KITCHEN

13'2" 6'5" (4.01m 1.96m)

OUTSIDE

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.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: C

Heating: Electric Storage Heaters

Services: Mains Electricity, Water & drainage

Broadband: Ultrafast Fibre

Mobile Coverage: Limited

Construction: Conventional

Restrictions: TBC

Rights & Easements: None

Flood Risk: Very Low

Seller's Position: No Onward Chain

Leasehold Information

Lease Term Remaining: 101 Years

Ground Rent: TBC

Ground Rent Review Period: TBC

Service Charge: Annual charges approximately £1,500 including Ground Rent. Further details awaited from Vendor.

Map

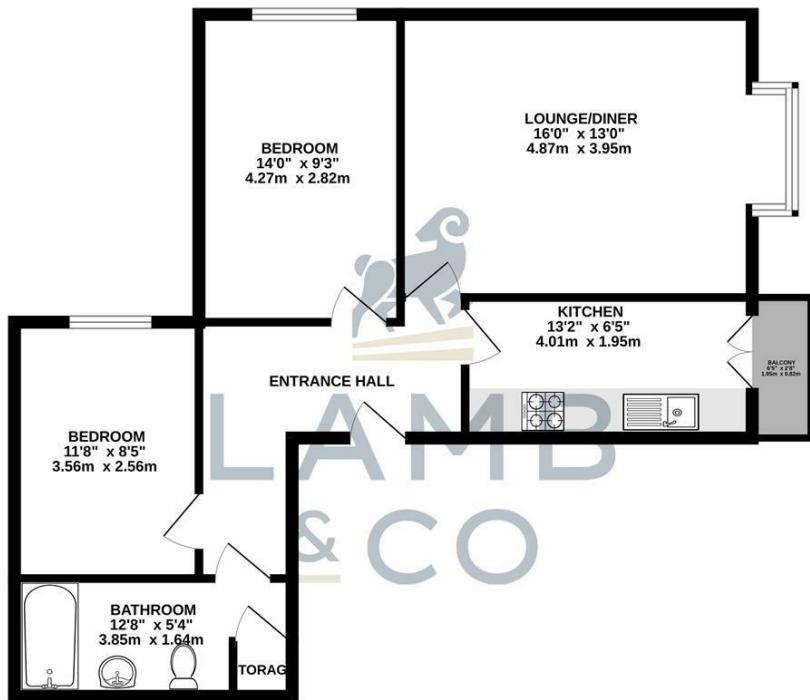


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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



TOTAL FLOOR AREA: 688 sq.ft. (64.0 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their efficiency or safety can be given. Made with Micros 2023.

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.