LAMB & CO

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Inspired by property, driven by passion.









VICTORIA HEIGHTS, CLACTON ON SEA, CO15 6QA

OFFERS IN EXCESS OF £130,000

A well-located two-bedroom first floor flat in Clacton-on-Sea, conveniently situated close to the town centre and local amenities. The property offers comfortable accommodation and benefits from a private parking space, making it an ideal choice for a first-time buyer, couple, small family, or investor.

- Two Bedrooms
- Close To Town
- No Onward Chain
- Own Entrance
- Long Lease
- EPC - E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

WC



FIRST FLOOR

BEDROOM ONE

11'4 x 10'10 (3.45m x 3.30m)



BEDROOM TWO

10'8 x 6'6 (3.25m x 1.98m)



LOUNGE

14'3 x 12'0 (4.34m x 3.66m)



KITCHEN

10'0 x 7'2 (3.05m x 2.18m)



BATHROOM

10'0 x 7'2 (3.05m x 2.18m)



OUTSIDE



OUTSIDE REAR

Material Information

Council Tax Band: B
Heating: Electric
Services:
Mains electricity - Yes
Mains gas - No
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Superfast
Mobile Coverage:
O2 - 74%
EE - 80%
Three - 79%
Vodafone - 81%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: See Below
Seller's Position: No Onward Chain
Garden Facing: N/A
Non-Standard Features to note: N/A

Leasehold Information

Lease Term Remaining: 176
Ground Rent & Service Charge: £1,500

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.

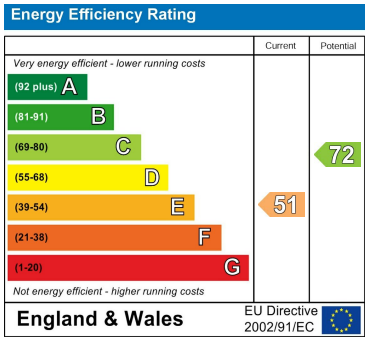
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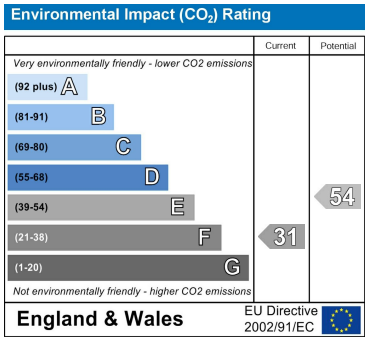
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

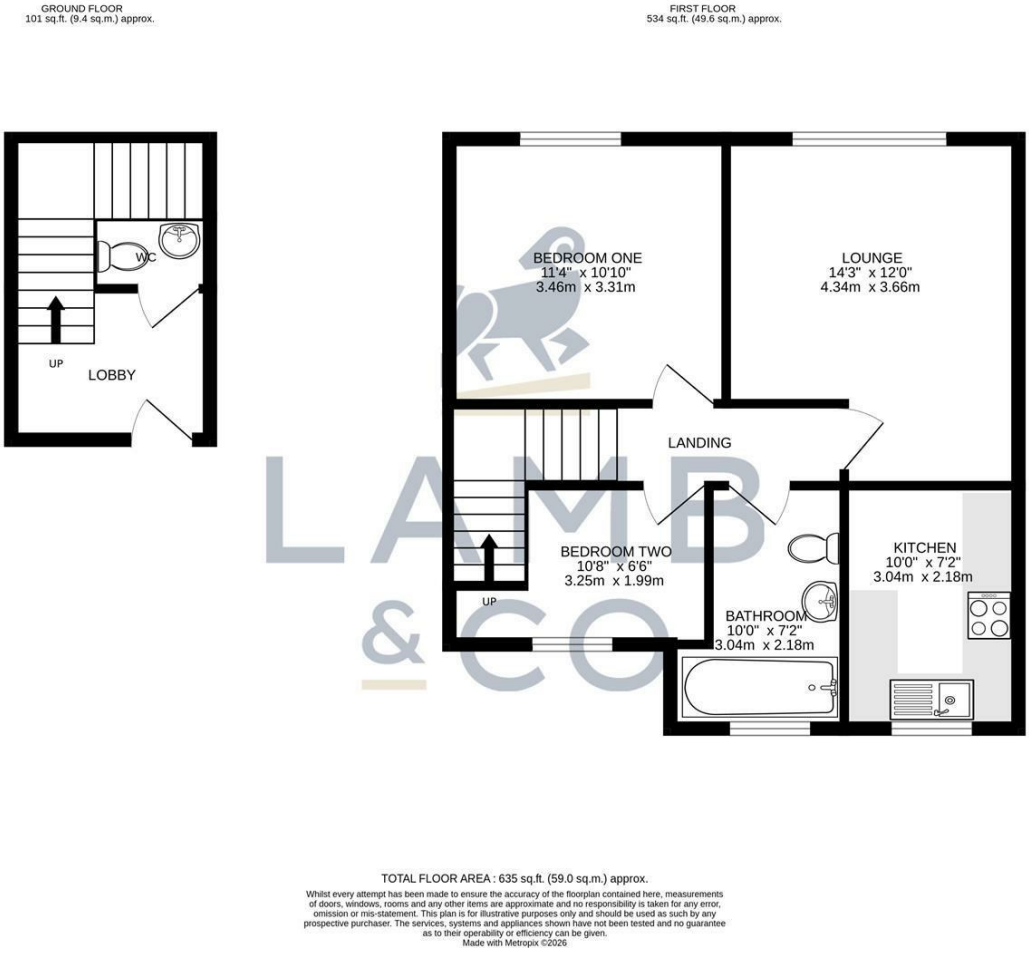


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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