



LAMB & CO

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Inspired by property, driven by passion.



WEST FIELD LANE, CLACTON-ON-SEA, CO16 8GW

PRICE £220,000

Built in 2022 by reputable developer City & Country, this high spec ground floor apartment offers impressive open plan living, a private rear garden. The property is situated on the gated 'West Field Lane' development in the grounds of the historic St Osyth Priory. A truly special location with plenty of open space and surrounded by beautiful architecture and rare breed livestock, residents also benefit from access to exclusive circular walk around some of the grounds.

- One Bedroom
- Well Presented
- Open Plan Living
- Ground Floor
- Private Garden
- St Osyth Village
- Allocated Parking
- EPC - B

OPEN PLAN KITCHEN/LIVING
20'2" 18'9" (6.15m 5.72m)



SHOWER ROOM
10'6" 5'2" (3.20m 1.57m)



BEDROOM ONE
13'6" 10'6" (4.11m 3.20m)



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.

Leasehold Information

Lease Term Remaining: 121 Years

Service Charge: £850 Per Annum (INC Ground
Rent & Buildings Insurance)

Map

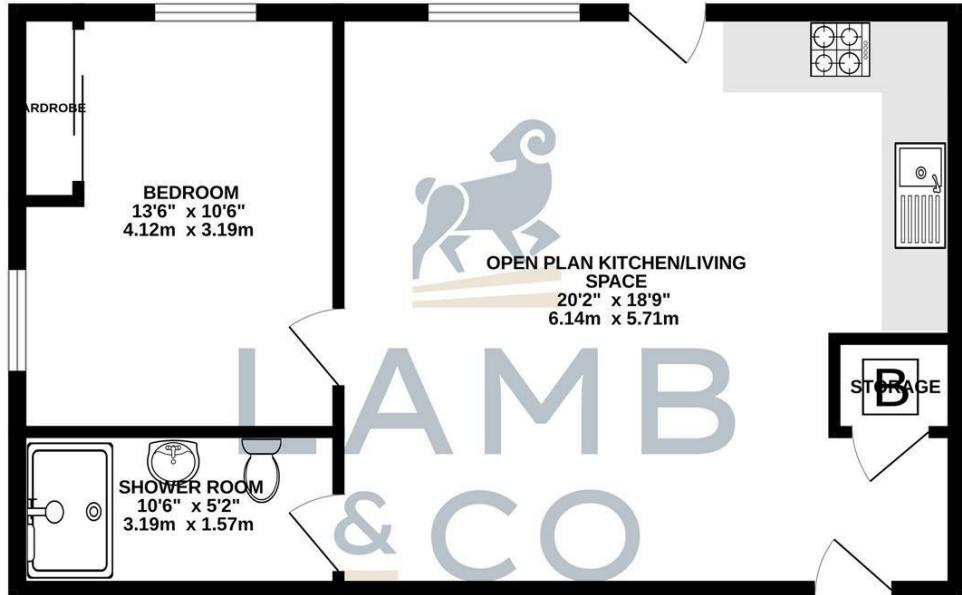


EPC Graphs

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



TOTAL FLOOR AREA : 576 sq.ft. (53.5 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, symbols and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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