LAMB & CO

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Inspired by property, driven by passion.

WASH LANE, CLACTON-ON-SEA, CO15 1FE

PRICE £195,000

Affording ample natural light, this ground floor flat occupies a prime position, just a 7 minute walk from the seafront. The property boasts one parking space, a communal garden and is sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- En Suite
- Communal Gardens
- Off Road Parking
- EPC - B

ENTRANCE HALL

BEDROOM TWO

14'7" 10'3" (4.45m 3.12m)

LOUNGE/DINING ROOM

18'3" 12'6" (5.56m 3.81m)

KITCHEN

9'8" 7'5" (2.95m 2.26m)

SHOWER ROOM

10'00" 4'5" (3.05m 1.35m)

BEDROOM ONE

14'3" 11'8" (4.34m 3.56m)

EN SUITE

8'3" 4'00" (2.51m 1.22m)

OUTSIDE

OUTSIDE REAR

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.

Additional Info

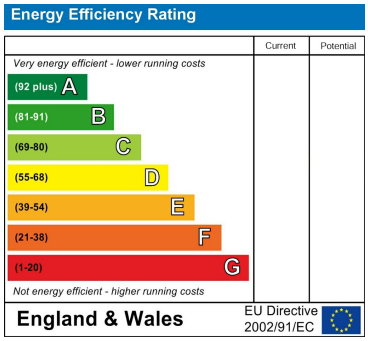
Council Tax Band:
Heating: Gas
Services: Mains
Broadband:
Mobile Coverage:
Construction:
Restrictions:
Rights & Easements:
Flood Risk: Low
Additional Charges:
Seller's Position: No Onward Chain
Garden Facing: Communal Gardens

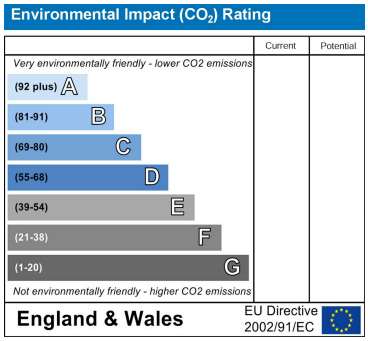
Leasehold Information

Lease Term Remaining: 107
Ground Rent: £125 every 6 months approx
Ground Rent Review Period:
Service Charge: All charges- £1400 approx

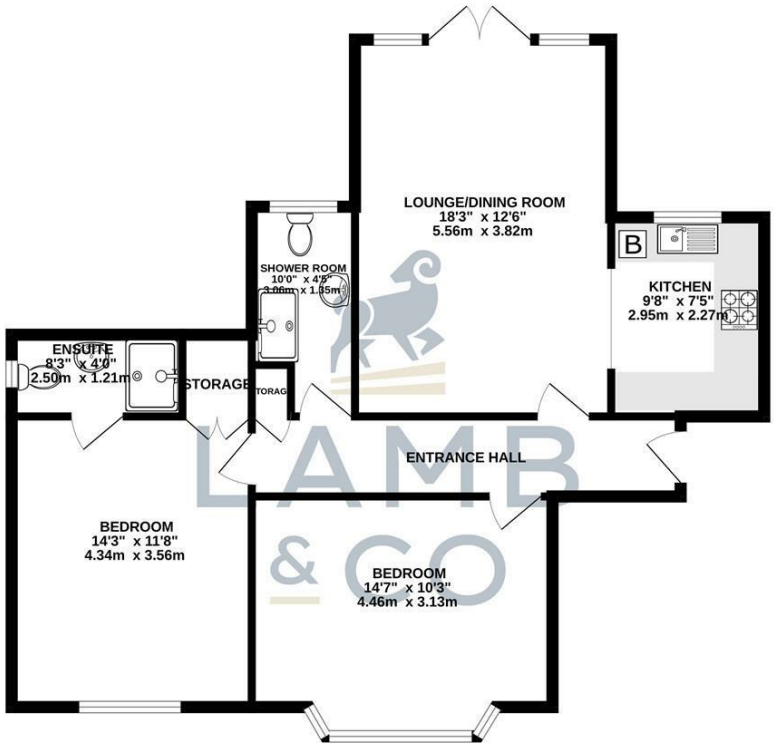
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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