



LAMB & CO

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Inspired by property, driven by passion.



CATERHAM CLOSE, CLACTON-ON-SEA, CO16 8FL
PRICE £120,000

This comfortable and well-maintained one-bedroom maisonette presents an excellent opportunity for first-time buyers or investors seeking a low-maintenance property close to the coast.

- One Bedroom
- Council Tax Band A
- No Onward Chain
- Communal Parking Area
- First Floor Maisonette
- EPC - C



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LOUNGE

18'6" 9'00" (5.64m 2.74m)



BATHROOM

6'6" 6'00" (1.98m 1.83m)



KITCHEN

11'7" 6'00" (3.53m 1.83m)



BEDROOM ONE

12'00" 8'7" (3.66m 2.62m)



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

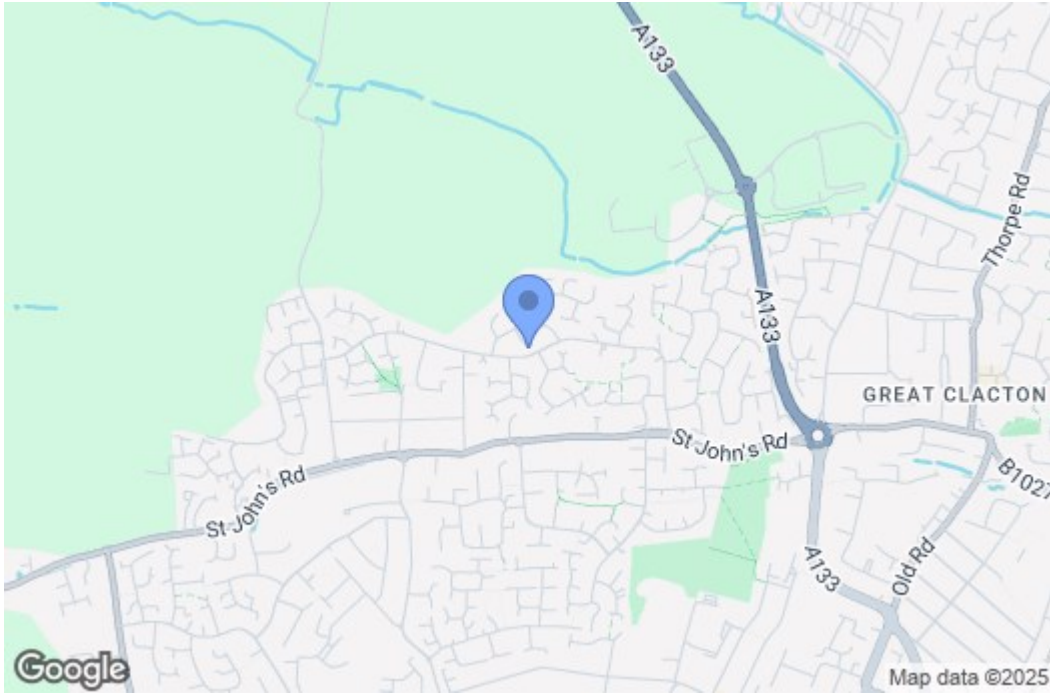
Lease Term Remaining: 78 Years
Ground Rent: £90.00 Per Annum
Ground Rent Review Period:
Service Charge: £90 (Buildings Insurance £279 Per Annum)

Material Information

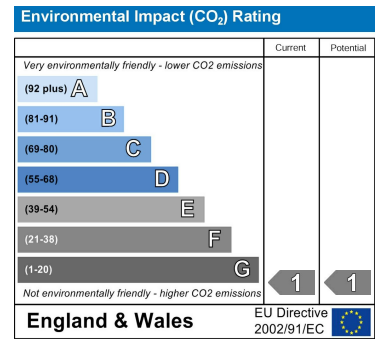
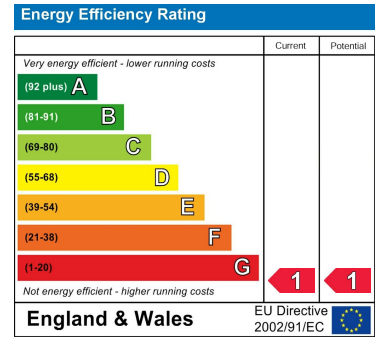
Council Tax Band: A
Heating: Electric
Services: Mains
Broadband: Superfast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: Service Charges
Seller's Position: No Onward Chain
Garden Facing: N/A



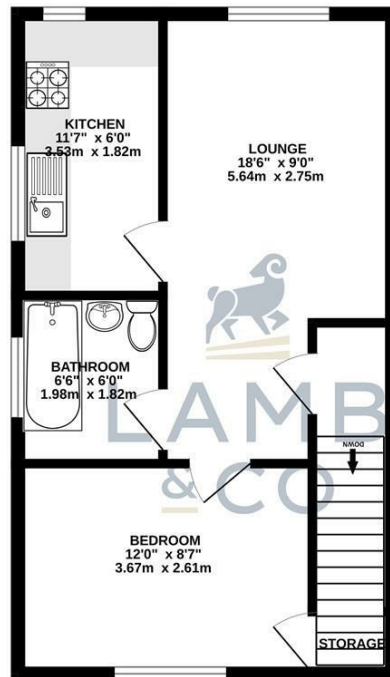
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 418 sq ft (38.9 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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