



LAMB & CO

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Inspired by property, driven by passion.



## EAST HAVEN, CLACTON-ON-SEA, CO15 3PG

PRICE £55,000

Over 55's retirement complex First floor floor flat. This property is in good reach of local amenities and benefits from a communal lounge, on-site laundry, shared gardens, careline and a part-time warden.

- One Bedroom
- Over 55s
- No Onward Chain
- Parking
- Close To Amenities
- EPC - C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN

7'00" 9'6" (2.13m 2.90m)



### LOUNGE

10'6" 13'00" (3.20m 3.96m)



### BEDROOM ONE

10'6" 10'00" (3.20m 3.05m)



### BATHROOM

7'00" 5'7" (2.13m 1.70m )



### 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: A

Heating: Electric

Services: Mains Electrics & Drainage

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: Over 55s

Rights & Easements: No

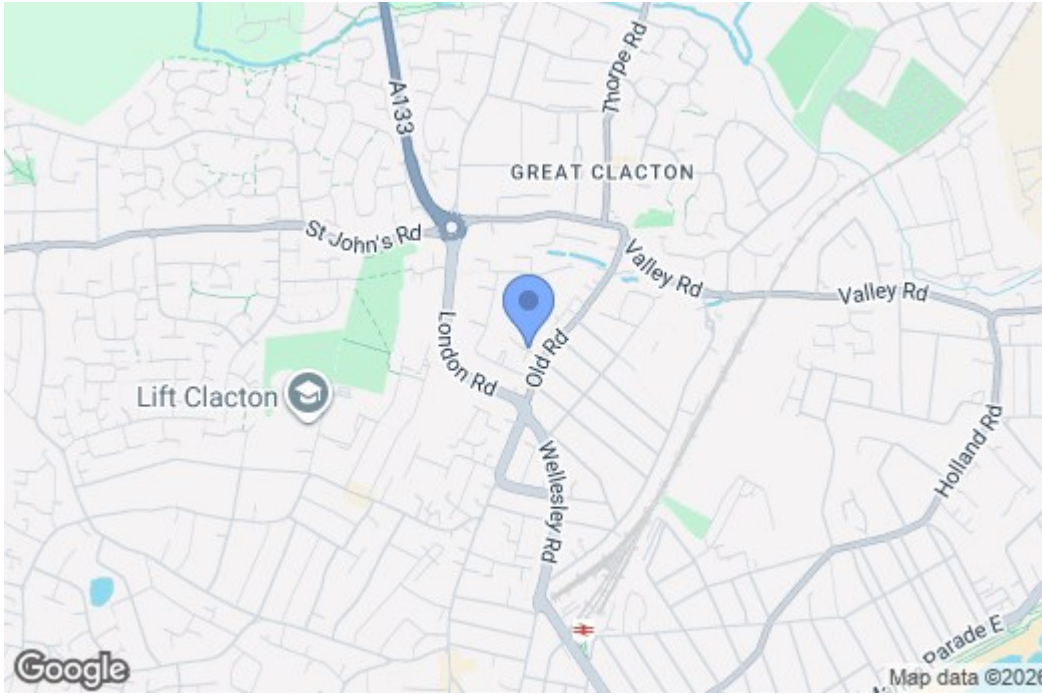
Flood Risk: Low

Additional Charges: Service Charge & Ground Rent

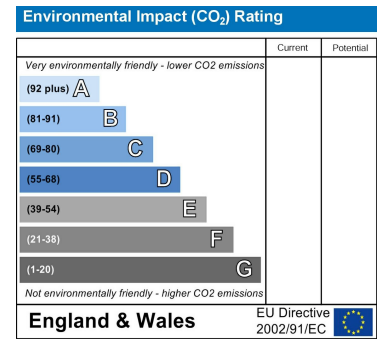
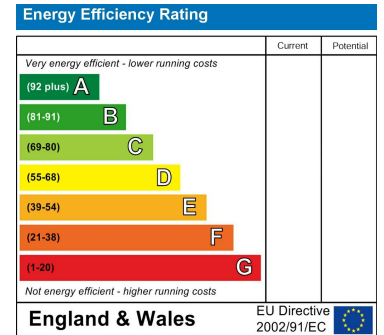
Seller's Position: No Onward Chain



## Map

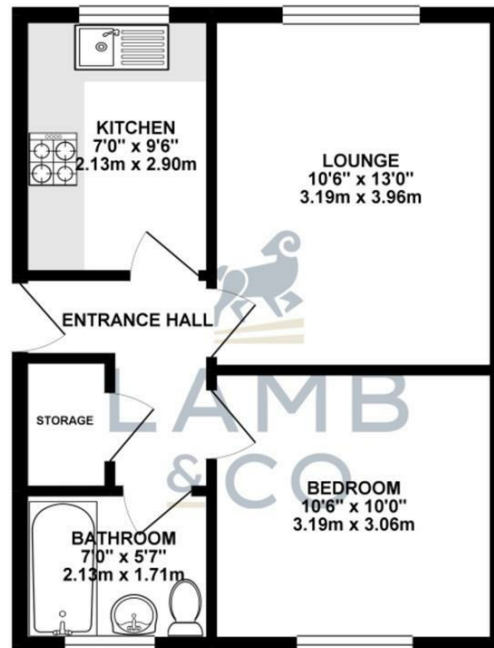


## EPC Graphs



## Floorplan

GROUND FLOOR 402.10 sq. ft.  
( 37.36 sq. m. )



TOTAL FLOOR AREA: 402.10 sq. ft. ( 37.36 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 misstatement. This plan is for guidance 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 is given for their quality or efficiency over time.  
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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.