LAMB & CO

Clacton-on-Sea
52 Station Road
Clacton-on-Sea
Essex CO15 1SP
01255 422240

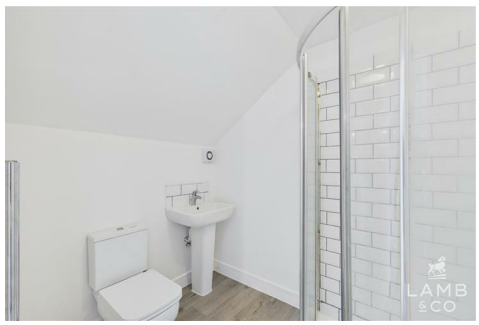
St Osyth
11 Clacton Road
St Osyth
Essex CO16 8PA
01255 820424

Thorpe-Le-Soken
High Street
Thorpe-Le-Soken
Essex CO16 0EA
01255 862332

Harwich
286 High Street
Harwich
Essex CO12 3PD
01255 442505









WEST AVENUE, ESSEX, CO15 1QR

£795 PCM

Lamb and Co and pleased to advertise this two bedroom split Level apartment located in the town centre. This property benefits being recently redecorated and new flooring throughout. Available now, contact the office to express interest

- Available Immediatley
- Fully Double Glazed
- Guarantor Required
- Two Bedrooms
- Second Floor Split Level Duplex
- EPC- E
- Gas Central Heating
- Council Tax Band- B

Entrance/ Hallway

Living Area

approx 16'6 x 12'9" (approx 5.03m x 3.89m)




Open plan to the kitchen.

Kitchen Area




Open plan -Space and plumbing for washing machine. Further space for fridge freezer. Integrated electric oven and four ring hob with extractor hood over. Radiator.

Bedroom One

approx 8'8 x 8'10 (approx 2.64m x 2.69m)




Radiator. Two double glazed windows to front offering sea glimpses.

Third Floor - Landing



Bedroom Two

15'9 x 12'9 (4.80m x 3.89m)




Shower Room

6'9 x 5'7 (2.06m x 1.70m)



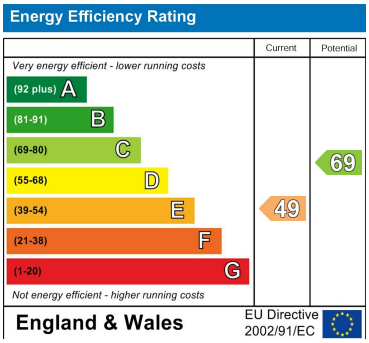

Agents Note

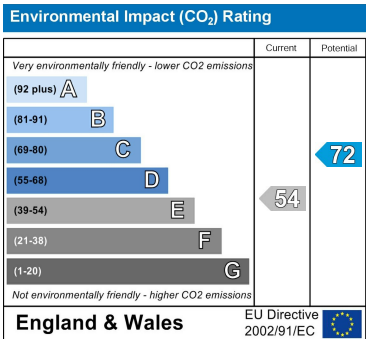
PLEASE NOTE - All of our rental properties require 5 week rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



EPC Graphs





Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.