



LAMB & CO

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Inspired by property, driven by passion.



SILVERDALE COURT, CLACTON-ON-SEA, CO15 6NJ

PRICE £137,000

Situated in an exceptional East Clacton location is this two bedroom, first floor maisonette. The property benefits from a communal garden and no onward chain.

- Two Bedrooms
- No Onward Chain
- First Floor
- Communal Garden
- East Clacton
- EPC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

13'0" x 8'5" (3.96m x 2.57m)



LOUNGE

16'0" x 12'0" (4.88m x 3.66m)



BEDROOM ONE

12'10" x 12'3" (3.91m x 3.73m)



BEDROOM TWO

9'0" x 8'0" (2.74m x 2.44m)



BATHROOM

8'4" x 5'7" (2.54m x 1.70m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

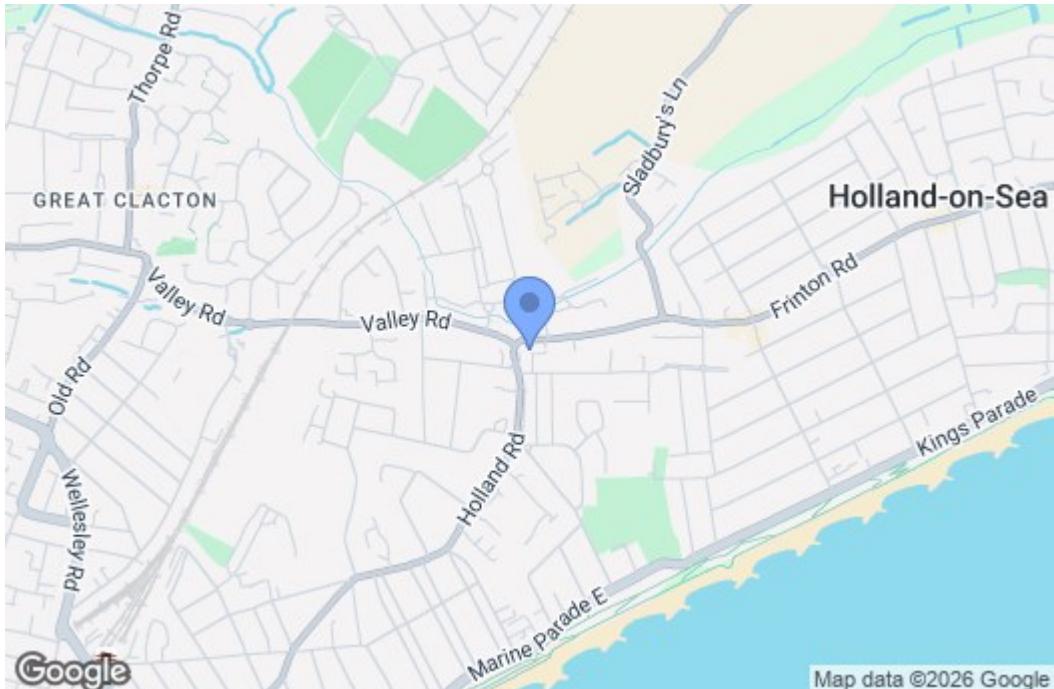
Leasehold Information

Lease Term Remaining: 935
Ground Rent: £13.00 Per Annum
Service Charge: £875.58 Per Annum

Material Information

Council Tax Band: B
Heating: Gas
Services: Mains water and electric
Broadband: Ultrafast
Mobile Coverage: EE limited. Three O2 and Vodafone likely.
Construction: Conventional
Restrictions: Check with management company
Rights & Easements: N/A
Flood Risk: Rivers and seas, Very Low.
Additional Charges: See leasehold information
Seller's Position: No onward chain
Garden Facing: East

Map

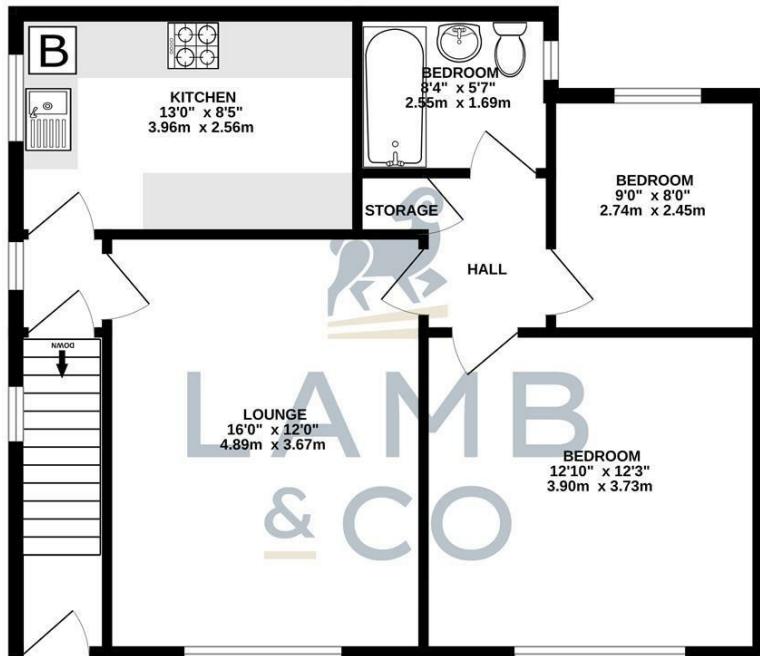


EPC Graphs

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 : 664 sq ft (61.7 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.