



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



OLD ROAD, CLACTON-ON-SEA, CO15 3PG

£750 PCM

Lamb and Co are pleased to advertise this One Bedroom First floor flat for Over 55's. 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, it also comes part furnished. This property is available in February, contact the office to express interest.

- Available In February
- First Floor
- One Bedroom
- All Electric
- No Pets/Non Smokers
- Communal Gardens
- Council Tax Band- A
- EPC- C

DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Hallway

Kitchen

8'5 x 6'10 (2.57m x 2.08m)



Bathroom

5'3 x 6'9 (1.60m x 2.06m)



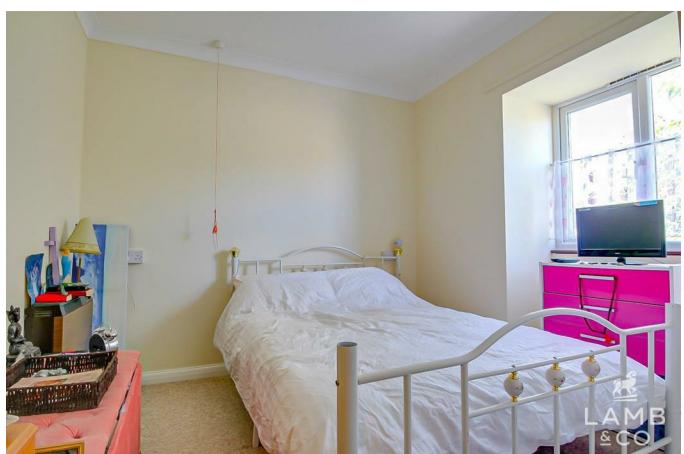
Lounge

14'9 x 10'7 (4.50m x 3.23m)



Bedroom

10'6 x 10'8 (3.20m x 3.25m)



Outside



Outside Rear

Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months 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



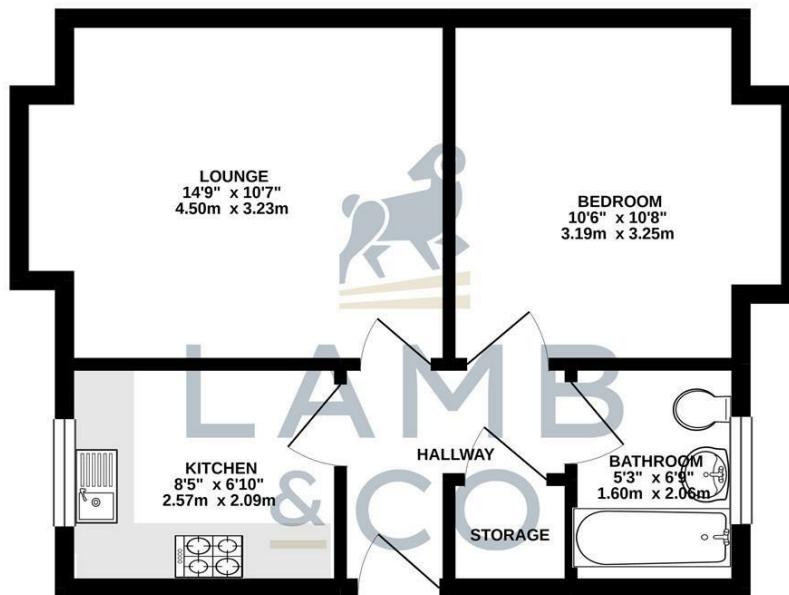
EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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

GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 378 sq.ft. (35.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and may vary from the actual size. 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 operation or efficiency can be given.

Made with Meropia 2022

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.