



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



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

£775 PCM

Lamb and Co are pleased to advertise for rent this one bedroom over 55's first floor flat. Situated within half a mile of local railway station and town centre. This property is available March. Contact the office to express interest.

- Available Now
- Over 55s Only
- All Electric
- No Pets/Non Smoker
- Guarantor Required
- Council Tax Band- A
- EPC- C

Entrance/Hallway

Paved area to the front entrance door which is half glazed timber. Staircase to 1st floor which is carpeted. Hallway carpeted. Large storage cupboard, housing the water cylinder. Storage heater.

Bathroom

6'09 x 5'09 (2.06m x 1.75m)



Fitted cream suite. Vinyl flooring. Fully tiled walls. Low level WC. Pedestal sink basin. Ceramic bath with plastic side panel. Metal handles on wall and in bath to give assistance in and out. Electric shower over with a glass sliding shower screen. Extractor fan and wall hung electric heater.

Bedroom

9'01 x 14'09 recused to 11'05 (2.77m x 4.50m recused to 3.48m)



CARPETED. BUILT IN WARDROBES. PANEL HEATER. DOUBLE GLAZED WINDOW TO THE SIDE OF THE PROPERTY.

Lounge

11'05 x 11'05 (3.48m x 3.48m)



CARPETED. STORAGE HEATER. DOUBLE GLAZED DOUBLE ASPECT WINDOWS, ONE TO THE FRONT OF THE PROPERTY AND ONE TO SIDE OF THE PROPERTY.

Kitchen

5'09 x 10'04 (1.75m x 3.15m)



VINYL PATTERN FLOORING. LOW AND EYE LEVEL WOODEN UNITS WITH CREAM PATTERN ROLLED WORK TOPS. STAINLESS STEEL SINK WITH DRAINER. INTEGRATED ELECTRIC COOKER WITH EXTRACTOR OVER. INTEGRATED ELECTRIC OVEN. SPACE FOR WASHING MACHINE AND UNDER COUNTER FRIDGE FREEZER. HIGH LEVEL ELECTRIC HEATER ATTACHED TO THE WALL. TILED SPLASH BACK. DOUBLE GLAZED WINDOW TO THE SIDE OF THE PROPERTY.

Front Of Property



PAVED COMMUNAL AREA. PARKING IS AVAILABLE ON A FIRST COME FIRST SERVE BASIS. LIMITED TO ONE VEHICLE PER FLAT. ENTRANCE IS THROUGH THE ARCHWAY ON THE LEFT HAND SIDE AS YOU DRIVE DOWN THE SIDE OF THE BUILDING.

Entrance To The Property

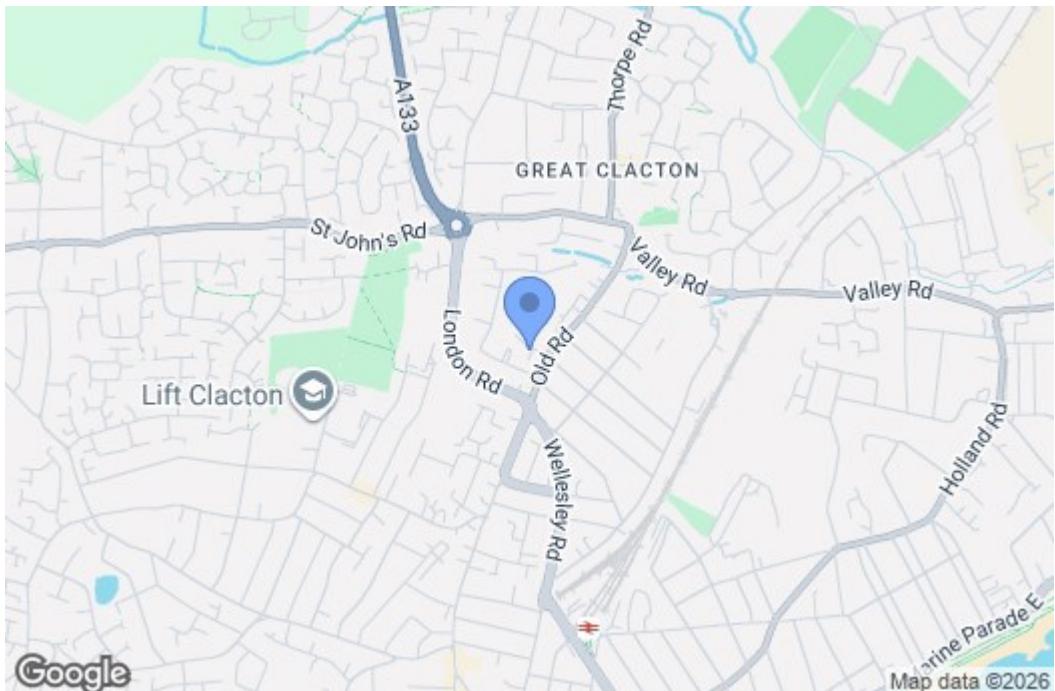


Turning is on the right as you come down Old Road if the petrol station was at the end of the road, it is before Knox Road.

Agent 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			
(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

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.