



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



MARINE PARADE EAST, CLACTON-ON-SEA, CO15 6AD

PRICE £135,000

****Priced To Sell**** Offered with scope to improve, this two bedroom first floor apartment overlooks East Clacton's seafront. The property also benefits from a generous lounge/diner, an allocated parking space and garage to the rear.

- Two Bedrooms
- Lift In Block
- Stunning Sea Views
- Garage & Allocated Parking
- No Onward Chain
- EPC - C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

OUTSIDE FRONT



ENTRANCE HALLWAY



SHOWER ROOM

6'1 x 6'1 (1.85m x 1.85m)



BEDROOM ONE

13'0 x 8'11 (3.96m x 2.72m)



BEDROOM TWO

11'7 x 6'11 (3.53m x 2.11m)



LOUNGE/DINER

23'11 x 20'6 (7.29m x 6.25m)



KITCHEN

6'10 x 6'9 (2.08m x 2.06m)



Additional Information Clacton

Council Tax Band: D

Heating: Gas

Seller's Position: No Onward

Garden Facing: N/A

Leasehold Information

Lease Term Remaining: 95 Years

Ground Rent & Service Charge: £1400 (per annum)

VIEW FROM FLAT



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.

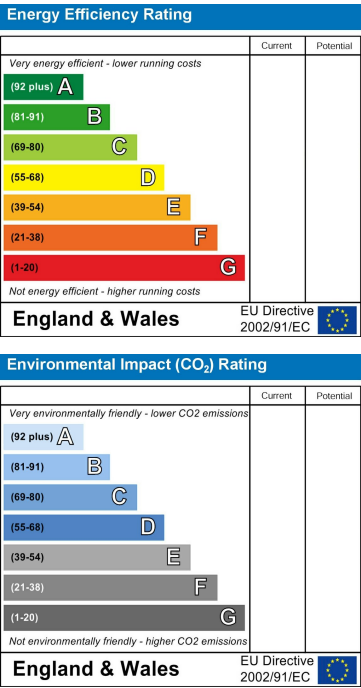
AML

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.

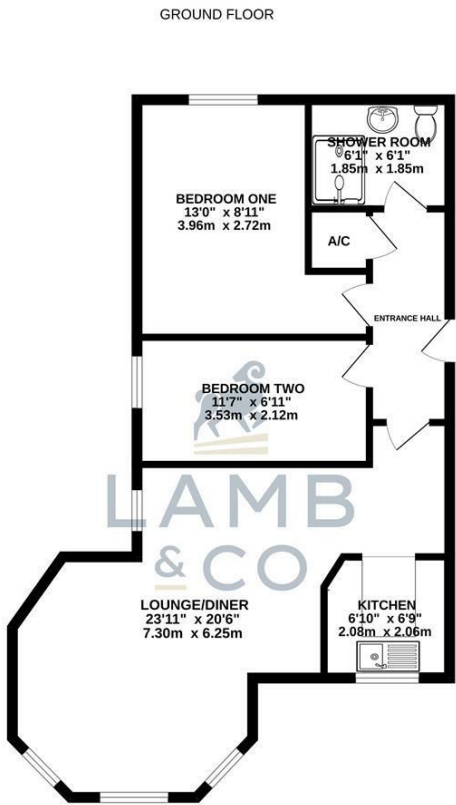
Map



EPC Graphs



Floorplan



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 mis-statement. 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 quality or efficiency can be given.
Made with Metropix 12/2023

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.