



LAMB & CO

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Inspired by property, driven by passion.



CONSTABLE AVENUE, CLACTON-ON-SEA, CO16 8XF

GUIDE PRICE £70,000

Guide price £70,000 - £80,000 This one-bedroom flat in Clacton-on-Sea offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. The property is being sold with no onward chain, allowing for a smooth and straightforward purchase. ****CASH BUYERS ONLY****

- One Bedrooms
- Electric Heating
- No Onward Chain
- Open Plan Living
- Communal Parking
- EPC - D

COMMUNAL ENTRANCE HALL

KITCHEN/LIVING SPACE

19'5" 13'4" (5.92m 4.06m)



BEDROOM

13'1" 10'2" (3.99m 3.10m)



SHOWER ROOM

6'5" 5'6" (1.96m 1.68m)



OUTSIDE



Communal garden.

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.

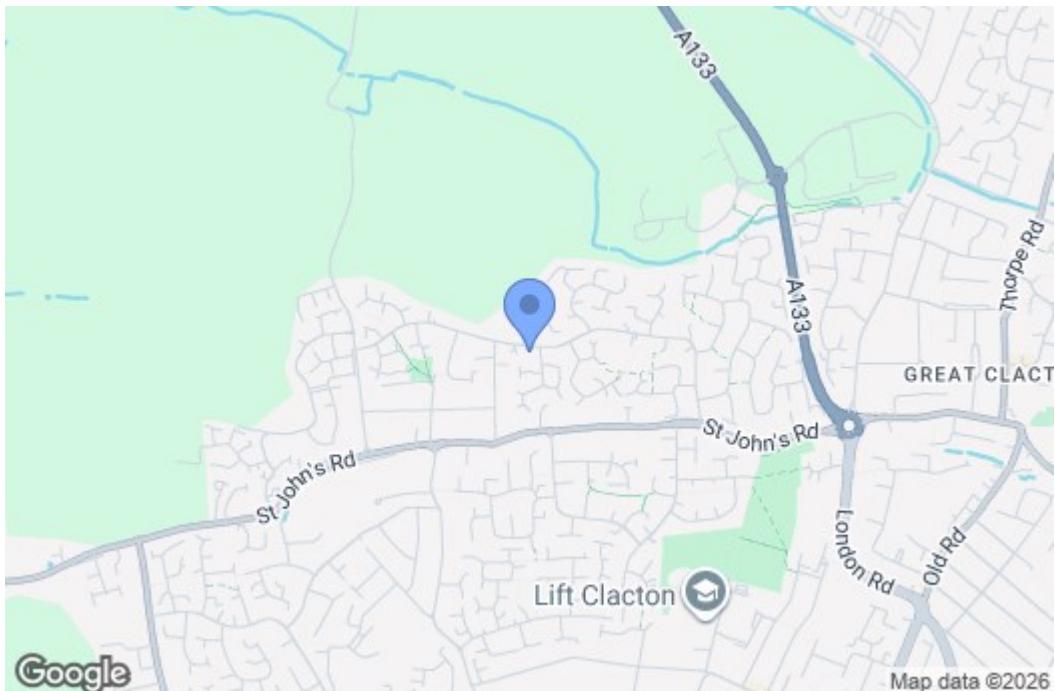
Material Information

Council Tax Band: A
Heating: Electric
Services: Mains Water & Electric
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: Service Charge
Seller's Position: No Onward Chain
Garden Facing: South (Communal)

Leasehold Information

Lease Term Remaining: 75 Years
Service Charge: £60.00 Per Annum

Map

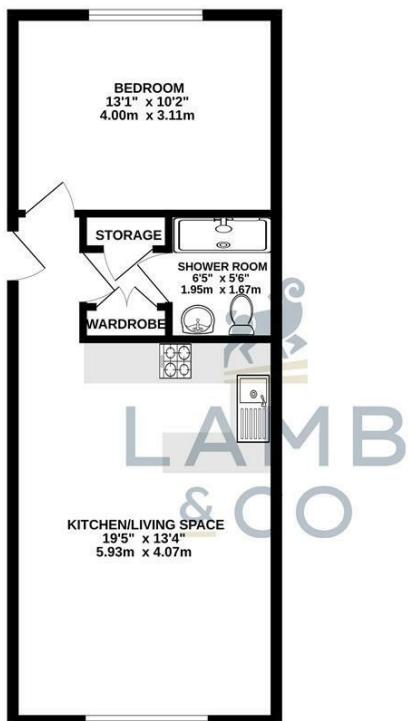


EPC Graphs

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		1	1
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		1	1
England & Wales	EU Directive 2002/91/EC		

Floorplan



TOTAL FLOOR AREA: 484 sq ft (45.0 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.
Made with Measure 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.