



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
- No Onward Chain
- Communal Parking
- Electric Heating
- Open Plan Living
- 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)

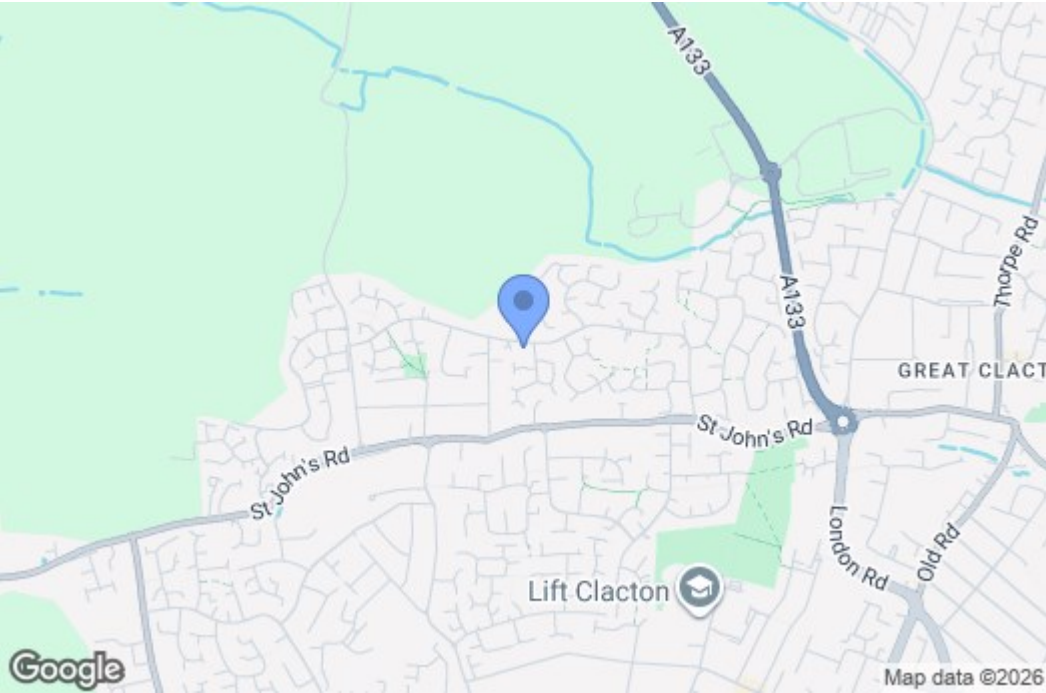
Leasehold Information

Lease Term Remaining: 75 Years

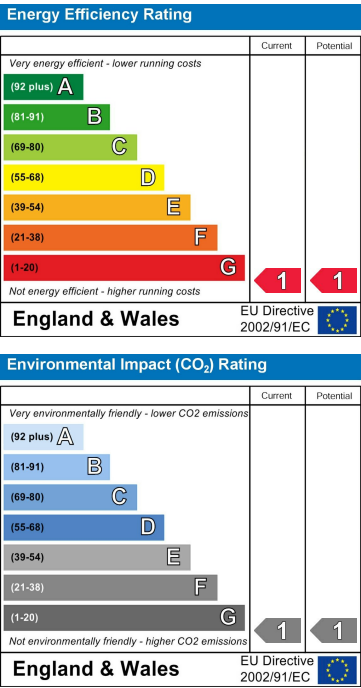
Service Charge: £60.00 Per Annum



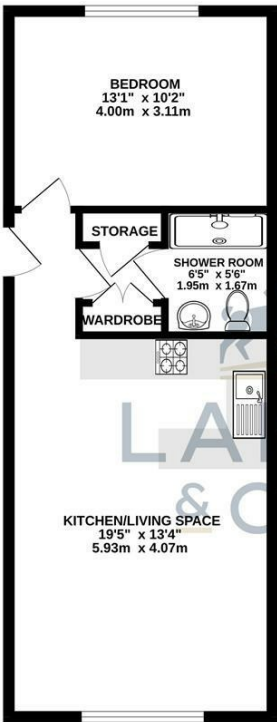
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 494 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 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 operability or efficiency can be given.
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