



LAMB & CO

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



## CATERHAM CLOSE, CLACTON-ON-SEA, CO16 8FL

OIEO £115,000

This comfortable and well-maintained one-bedroom maisonette presents an excellent opportunity for first-time buyers or investors seeking a low-maintenance property close to the coast.

- One Bedroom
- Council Tax Band A
- No Onward Chain
- Communal Parking Area
- First Floor Maisonette
- EPC - C

## LOUNGE

18'6" 9'00" (5.64m 2.74m)



## BATHROOM

6'6" 6'00" (1.98m 1.83m)



## KITCHEN

11'7" 6'00" (3.53m 1.83m)



## BEDROOM ONE

12'00" 8'7" (3.66m 2.62m)



## OUTSIDE

### 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.

### **Leasehold Information**

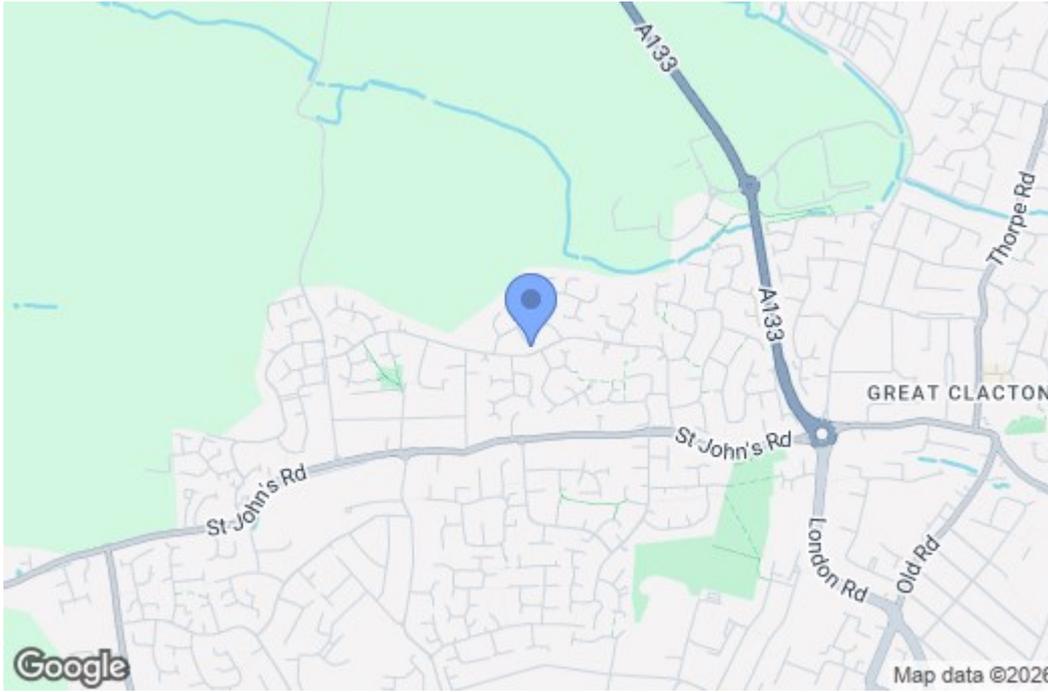
Lease Term Remaining: 78 Years  
Ground Rent: £90.00 Per Annum  
Ground Rent Review Period:  
Service Charge: £90 (Buildings Insurance £279 Per Annum)

### **Material Information**

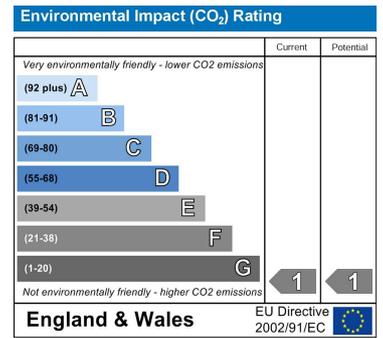
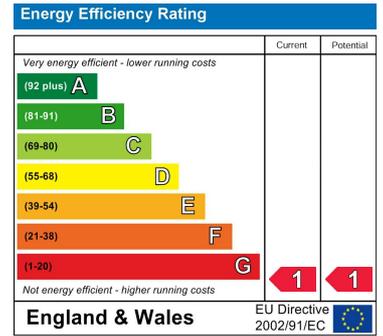
Council Tax Band: A  
Heating: Electric  
Services: Mains  
Broadband: Superfast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: Service Charges  
Seller's Position: No Onward Chain  
Garden Facing: N/A



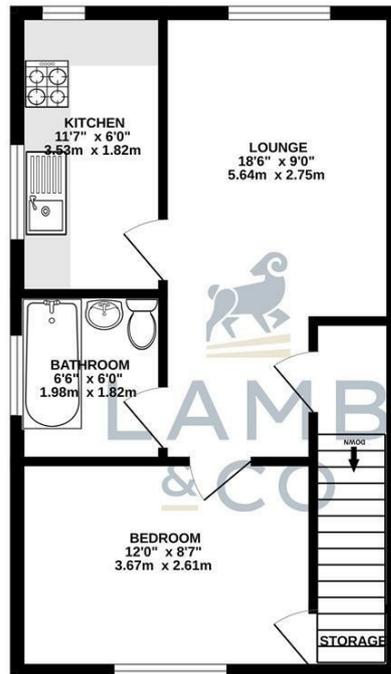
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 418 sq ft (38.9 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.  
 Made with Metropix (2025)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.