



LAMB & CO

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Inspired by property, driven by passion.



## WASH LANE, CLACTON-ON-SEA, CO15 1FE

### OFFERS IN EXCESS OF £190,000

Affording ample natural light, this ground floor flat occupies a prime position, just a 7 minute walk from the seafront. The property boasts one parking space, a communal garden and is sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- En Suite
- Communal Gardens
- Off Road Parking
- EPC - B

## ENTRANCE HALL

## BEDROOM TWO

14'7" 10'3" (4.45m 3.12m)



## KITCHEN

9'8" 7'5" (2.95m 2.26m)



## LOUNGE/DINING ROOM

18'3" 12'6" (5.56m 3.81m)



## SHOWER ROOM

10'00" 4'5" (3.05m 1.35m)



## BEDROOM ONE

14'3" 11'8" (4.34m 3.56m)



## EN SUITE

8'3" 4'00" (2.51m 1.22m)



## OUTSIDE



## OUTSIDE REAR

### 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.

### Additional Info

Council Tax Band:

Heating: Gas

Services: Mains

Broadband:

Mobile Coverage:

Construction:

Restrictions:

Rights & Easements:

Flood Risk: Low

Additional Charges:

Seller's Position: No Onward Chain

Garden Facing: Communal Gardens

### Leasehold Information

Lease Term Remaining: 107

Ground Rent: £125 every 6 months approx

Ground Rent Review Period:

Service Charge: All charges- £1400 approx

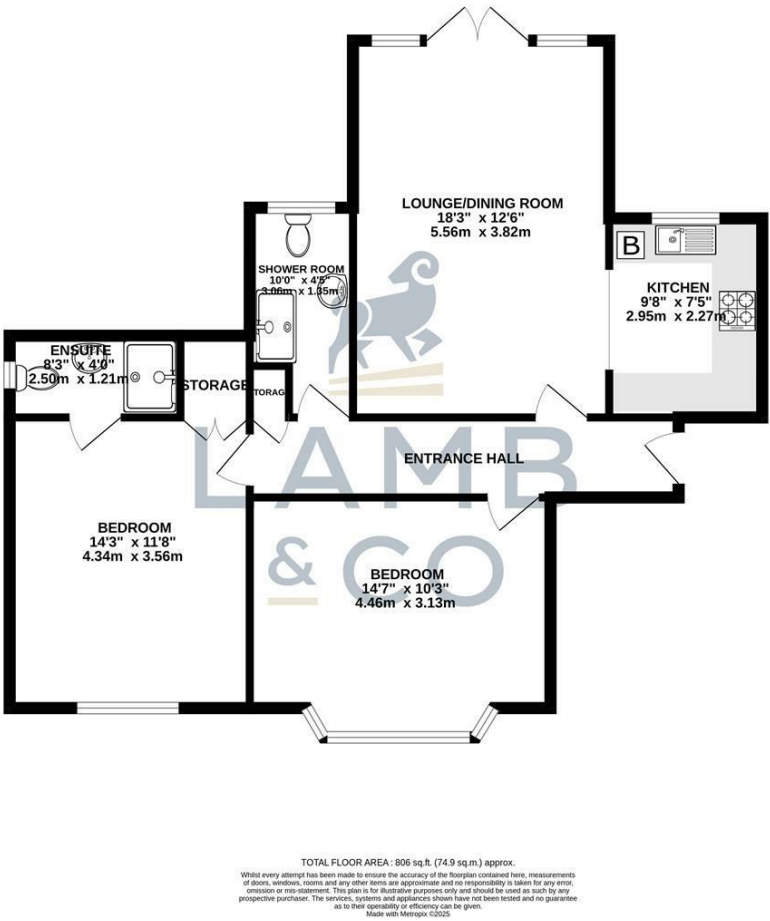
Map



EPC Graphs



Floorplan



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