



LAMB & CO

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Inspired by property, driven by passion.



MARINE PARADE WEST, CLACTON-ON-SEA, CO15 1LP

PRICE £125,000

**** SOLD WITH TENANT IN SITU **** This purpose-built first floor flat located on the edge of the Town Centre and directly on the seafront. Built circa 2000, the property benefits from a long lease with approximately 100 years remaining, balcony with sea view and a parking space. Sold with Tenant in situ currently paying £750pcm.

- Two Bedrooms
- First Floor Flat
- Balcony
- Parking Space
- Sea Views
- EPC C
- Approx. 100 Years Lease Remaining
- Sold with Tenant in Situ at £750pcm

ENTRANCE HALL

BATHROOM

12'8" 5'4" (3.86m 1.63m)

BEDROOM TWO

11'8" 8'5" (3.56m 2.57m)

BEDROOM ONE

14'00" 9'3" (4.27m 2.82m)

LOUNGE/DINER

16'00" 13'00" (4.88m 3.96m)

KITCHEN

13'2" 6'5" (4.01m 1.96m)

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.

Material Information

Council Tax Band: C

Heating: Electric Storage Heaters

Services: Mains Electricity, Water & drainage

Broadband: Ultrafast Fibre

Mobile Coverage: Limited

Construction: Conventional

Restrictions: TBC

Rights & Easements: None

Flood Risk: Very Low

Seller's Position: No Onward Chain

Leasehold Information

Lease Term: Expires September 2126

Ground Rent: TBC

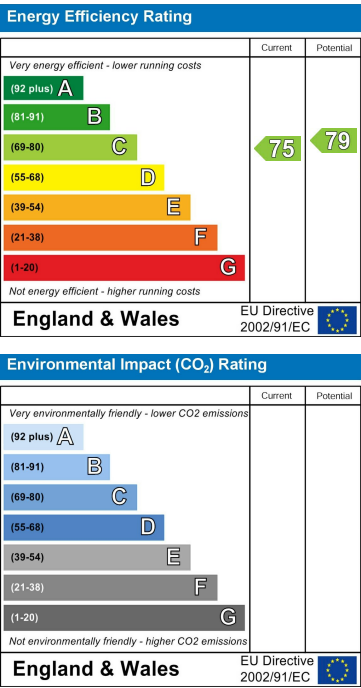
Ground Rent Review Period: TBC

Service Charge: Annual charges approximately £1,500 including Ground Rent. Further details awaited from Vendor.

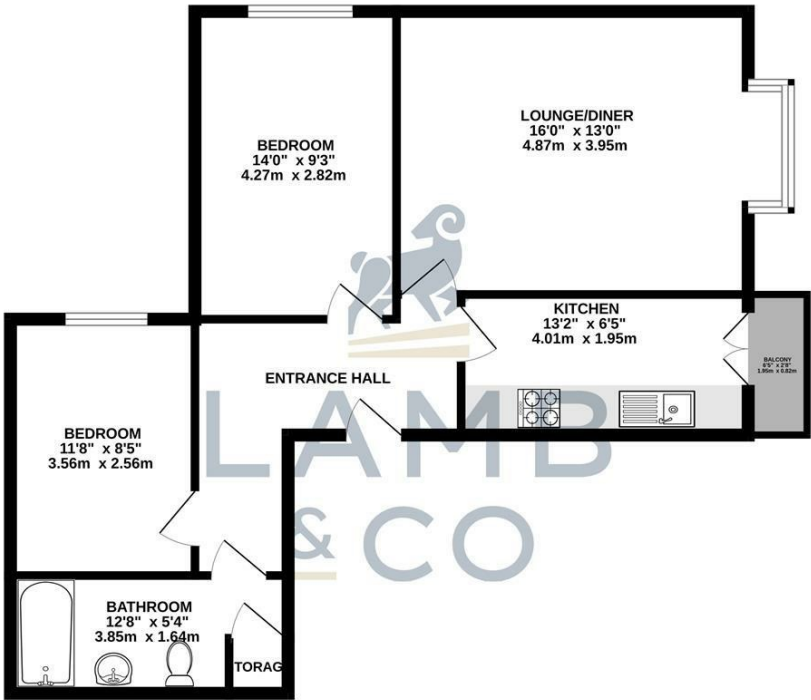
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 688 sq ft (64.0 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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