









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)



LOUNGE/DINING ROOM

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



KITCHEN

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



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



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

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

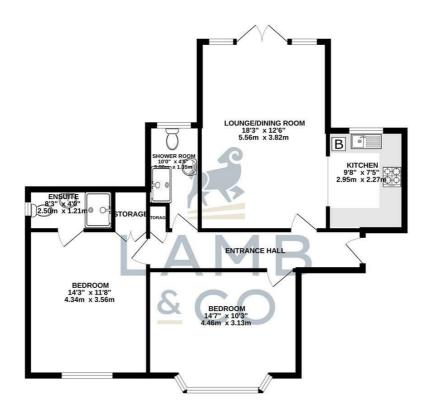
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence



Map EPC Graphs



Floorplan



TOTAL FLOOR AREA: 806 sq.ft. (74.9 sq. m) approx.

Whits revey attempt has been made to ensize the accuracy of the floorpian contained here, measurements of doors, worknown, command any other terms are approximate and no responsibility in staken for any mospeculive purchase. The existence IT file gain is for flustrative purposes only and should be used as such floorpian and proposed reverse such as the contract of the staken the propose only and should be used as such file any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their opening under contracting can be given.

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.

