



LAMB & CO

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## SILVERDALE COURT, CLACTON-ON-SEA, CO15 6NJ

PRICE £140,000

Situated in an exceptional East Clacton location is this two bedroom, first floor maisonette. The property benefits from a communal garden and no onward chain.

- Two Bedrooms
- No Onward Chain
- First Floor
- Communal Garden
- East Clacton
- EPC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## KITCHEN

13'0" x 8'5" (3.96m x 2.57m )



## LOUNGE

16'0" x 12'0" (4.88m x 3.66m )



## BEDROOM ONE

12'10" x 12'3" (3.91m x 3.73m )



## BEDROOM TWO

9'0" x 8'0" (2.74m x 2.44m )



## BATHROOM

8'4" x 5'7" (2.54m x 1.70m )



## OUTSIDE FRONT



## OUTSIDE REAR



## 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.

## 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.

## Leasehold Information

Lease Term Remaining: 935

Ground Rent: £13.00 Per Annum

Service Charge: £875.58 Per Annum

## Material Information

Council Tax Band: B

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: EE limited. Three O2 and Vodafone likely.

Construction: Conventional

Restrictions: Check with management company

Rights & Easements: N/A

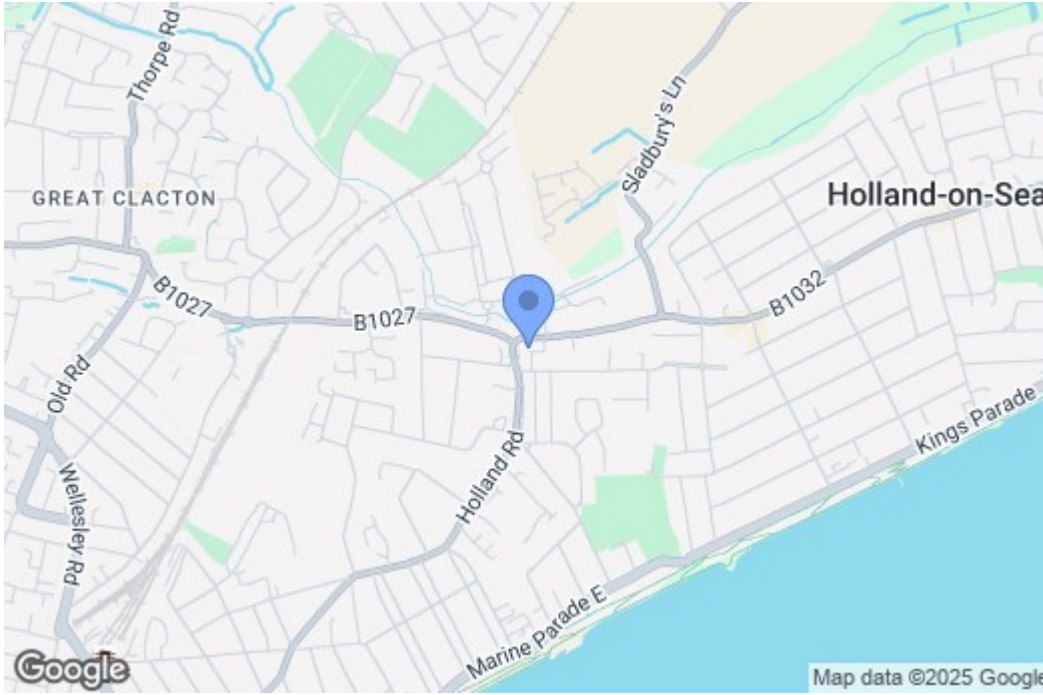
Flood Risk: Rivers and seas, Very Low.

Additional Charges: See leasehold information

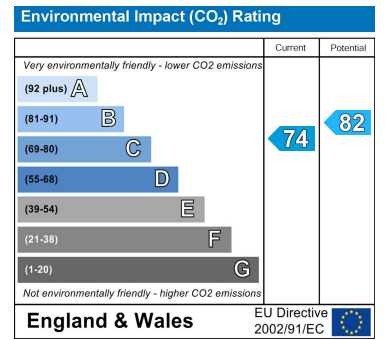
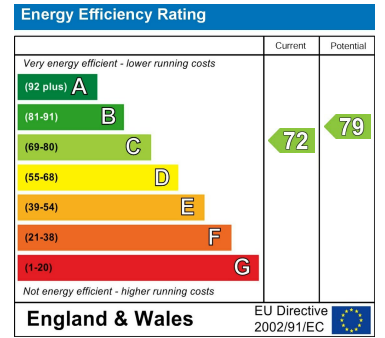
Seller's Position: No onward chain

Garden Facing: East

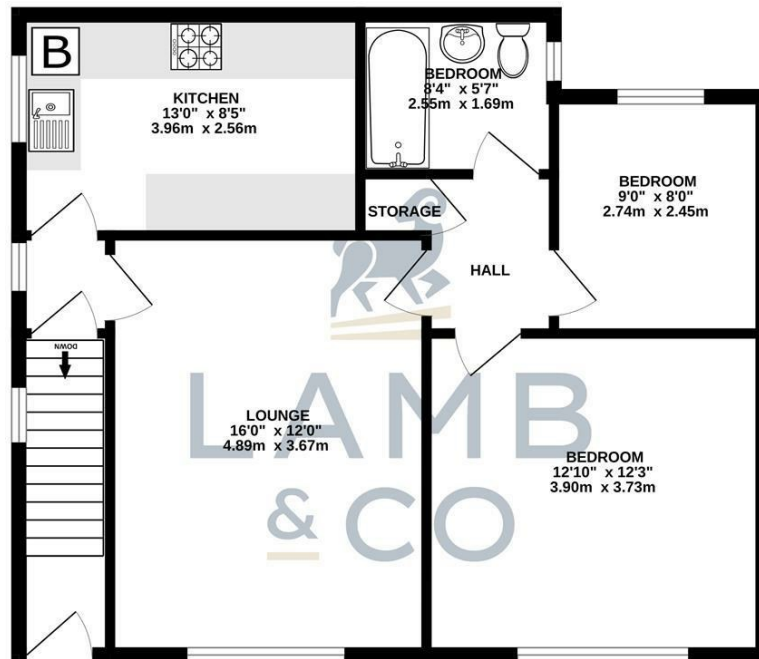
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 664 sq ft. (61.7 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 is given as to their operability or efficiency at the time.  
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