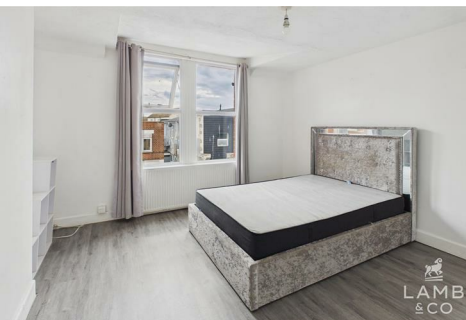




LAMB & CO

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



## PALLISTER ROAD, CLACTON-ON-SEA, CO15 1PQ

£800 PCM

Lamb and Co are pleased to advertise this One Bedroom, Second Floor Flat, located done Pallister Road. The property benefits from having gas central heating, close to local amenities and walking distance to the sea front. This property is available now, contact the office to express interest.

- Available Now
- Gas Central Heating
- Guarantor Required
- One Bedroom
- Close To Local Amenities
- EPC- D
- Second Floor
- Council Tax Band- A



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## Entrance/Hall way

### Lounge

approx 10'10 x 11'11 (approx 3.30m x 3.63m)



### Bedroom

approx 13'3 x 12'4 (approx 4.04m x 3.76m )



### Bathroom

approx 7'8 x 5'8 (approx 2.34m x 1.73m )



## Kitchen

approx 8'2 x 9'11 (approx 2.49m x 3.02m )



Washing machine can stay as gesture of good will.

## Front Of Property



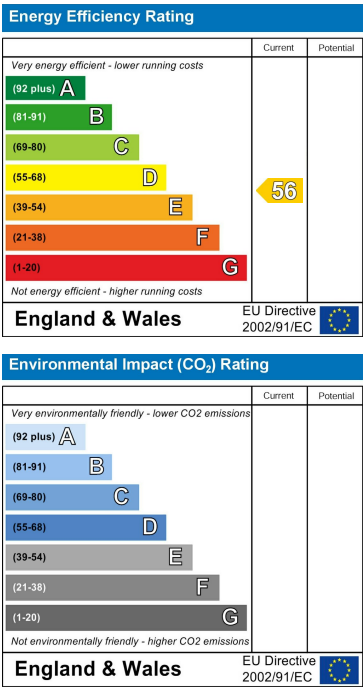
## Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

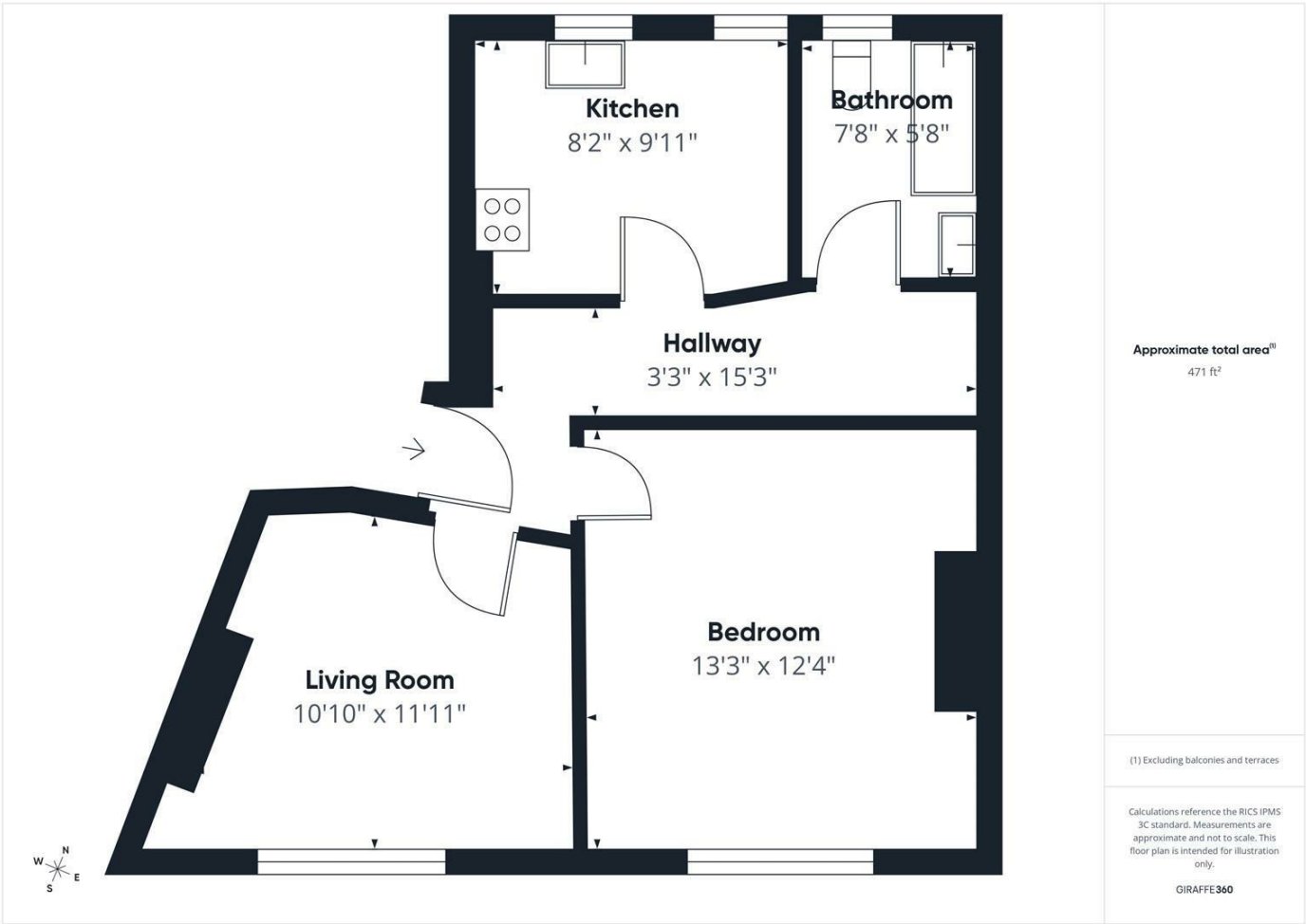
Map



EPC Graphs



Floorplan



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.