



LAMB & CO

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



VICTORIA HEIGHTS, CLACTON ON SEA, CO15 6QA

£900 PCM

Lamb & Co are pleased to offer for rent this TWO BEDROOM FIRST FLOOR MAISONETTE, conveniently situated across the road from Clacton's mainline railway station and within two hundred yards of Clacton's town centre and sea front. The property benefits from being the only apartment in the block with it's own ground floor entrance door .

- Available Now
- Close To Town
- Council Tax - B
- Electric Heating
- Own Entrance
- Guarantor Required
- Fully Double Glazed
- EPC - E

Ground floor lobby

Stair flight to First Floor. Under stair storage cupboard. Door to:

Cloakroom

Fitted with low level WC. Wall mounted wash hand basin.

Lounge

15'6" x 12'6" (4.72m x 3.81m)



Storage heater. Two sealed unit double glazed windows to front. Door to:

Kitchen

10'0" x 7'3" (3.05m x 2.21m)



Fitted with a range of Cream coloured laminate fronted units at both floor and eye level. Rolled edge work surfaces. Inset single drainer sink unit. Integrated electric oven. Four ring hob with extractor hood over. Part tiled walls. Built in airing

cupboard housing hot water cylinder. Space & plumbing for automatic washing machine. Under-counter fridge freezer. Table top dishwasher to remain. Sealed unit double glazed window to rear.

Bedroom One

10'9" x 10'9" (3.28m x 3.28m)



Sealed unit double glazed window to front.

Bedroom Two

10'9" x 6'6" + recess (3.28m x 1.98m + recess)



Loft hatch. Storage heater. Sealed unit double glazed window to rear.

Bathroom



Fitted with a White suite comprising panelled bath with electric shower unit and shower curtain over. Pedestal wash hand basin. Low level WC. Bidet. Part tiled walls. Ceramic tiled floor. Electric wall heater. Sealed unit double glazed window to rear.

Outside

The property is accessed via secure entry coded pedestrian gate or electric vehicular gates operated on a key fob system giving access to car park with allocated parking space immediately outside the flat's entrance door.

Agents Note Lettings

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.

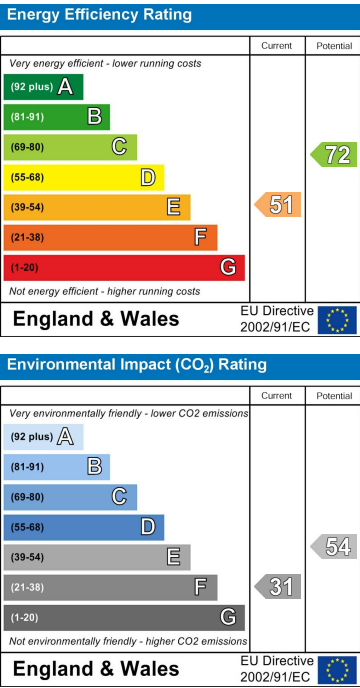
Toilet



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.