



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



KNOX ROAD, CLACTON-ON-SEA, CO15 3SE

PRICE £575,000

**** TURNKEY INVESTMENT **** A Freehold purpose built apartment block comprising; 4x two bedroom flats and 1x studio flat. The block is currently fully let and producing an annual income of £42,200. The property was constructed by the current owner in 2008 and is offered in good decorative order throughout with minimal maintenance required.

- Freehold Buy to Let Investment
- Fully Let Producing £42,200 PA
- Modern Purpose Built Block (2008)
- 4x 2 Bed Flats 1x Studio Flat
- Well Maintained
- EPC C/C/C/B/C



DESCRIPTION

A well maintained unbroken Freehold block built by the current owner in 2008 benefiting from a shared garden to rear. All the flats are currently let without arrears and all required certificates are up to date.

FLAT 1

Two bedroom ground floor flat with garden access.

FLAT 2

Two bedroom ground floor flat with garden access.

FLAT 3

Two bedroom first floor flat.

FLAT 4

Two bedroom first floor flat.

FLAT 5

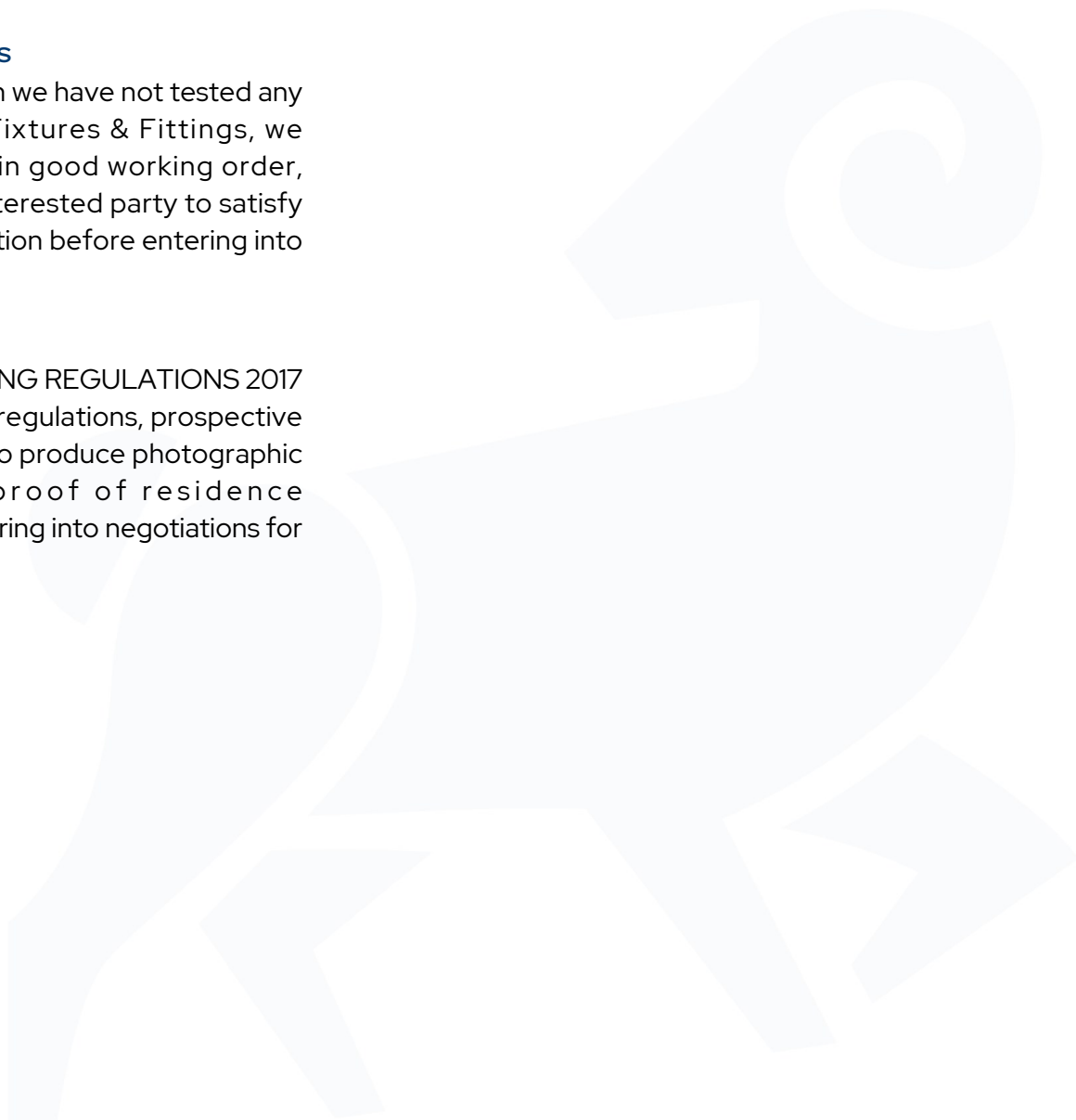
Second floor studio flat.

Agents Note Sales

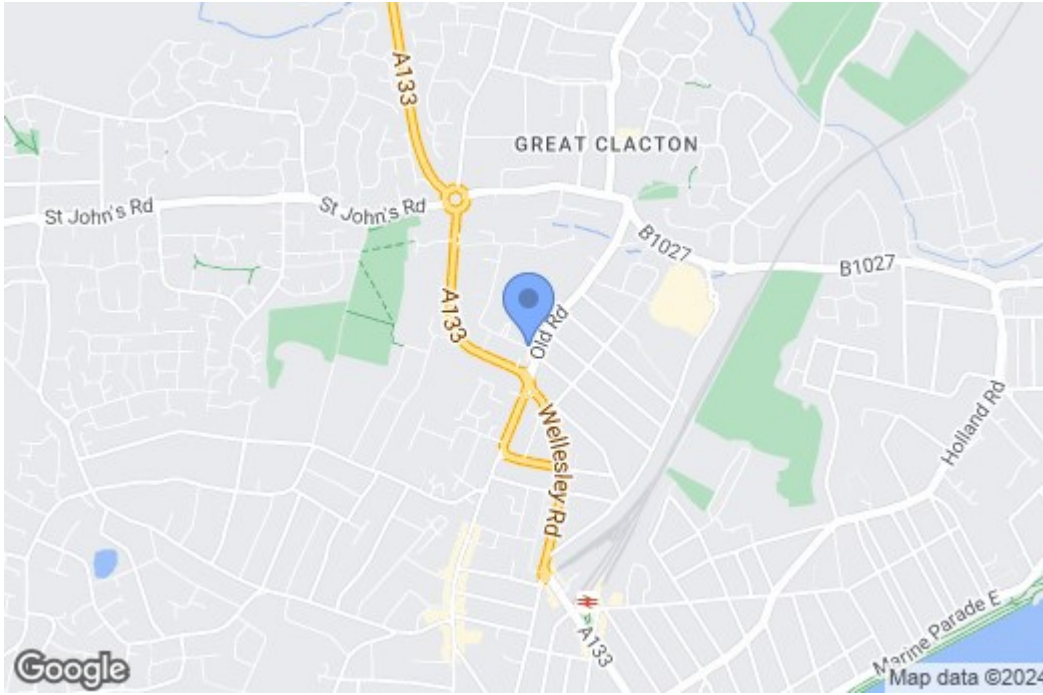
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.



Map

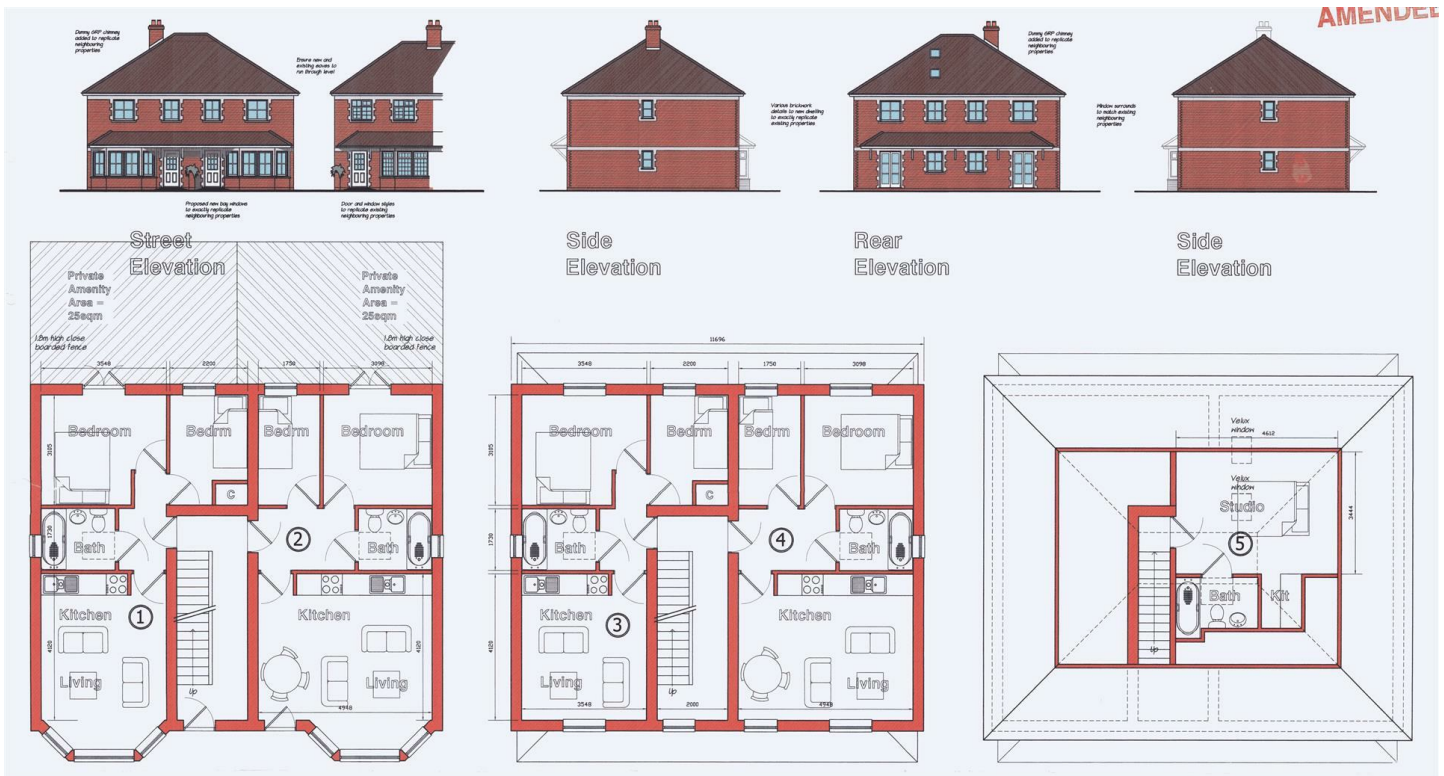


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.