



LAMB & CO

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



KNOX COURT, OLD ROAD, CLACTON-ON-SEA, CO15 3NS £750 PCM

Lamb and Co are pleased to advertise for rent this one bedroom over 55's first floor maisonette. Situated within half a mile of local railway station and town centre. This property is available now. Contact the office to express interest.

- Available Now
- No Pets/ Non Smokers
- Over 55's
- Council Tax Band- A
- Electric Heating
- EPC- C



Sales | Lettings | Commercial | Land & New Homes
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Entrance/Hallway

Paved area to the front entrance door which is half glazed timber. Staircase to 1st floor. Hallway carpeted. Large storage cupboard. Storage heater.

Bedroom

11'5 x 9'5 (3.48m x 2.87m)



Carpeted. Fitted wardrobes. Electric panel heater. Double glazed window to the side of the property.

Lounge

11'6 x 11'2 (3.51m x 3.40m)



Carpeted. Double glazed window to the front and side of the property.

Kitchen

5'2 x 9'1 reduced 5'9 (1.57m x 2.77m reduced 1.75m)



Fitted floor to eye level pine kitchen units with marble effect rolled work tops and tiled splash

back. Integrated electric oven and hob with extractor over. Inset single bowl and drainer chrome sink unit. Space for washing machine and low level fridge freezer. Area for small dining table. Vinyl flooring. Electric panel heater. Double glazed boxed bay window to the front of the property.

Bathroom

6'9 x 5'9 (2.06m x 1.75m)



Fitted grey suite. Bath with side panel and fitted shower unit over. Pedestal basin. Low level WC. Vinyl flooring. Electric wall heater. Double glazed window to the side of the property.

Outside front



Paved walkway.

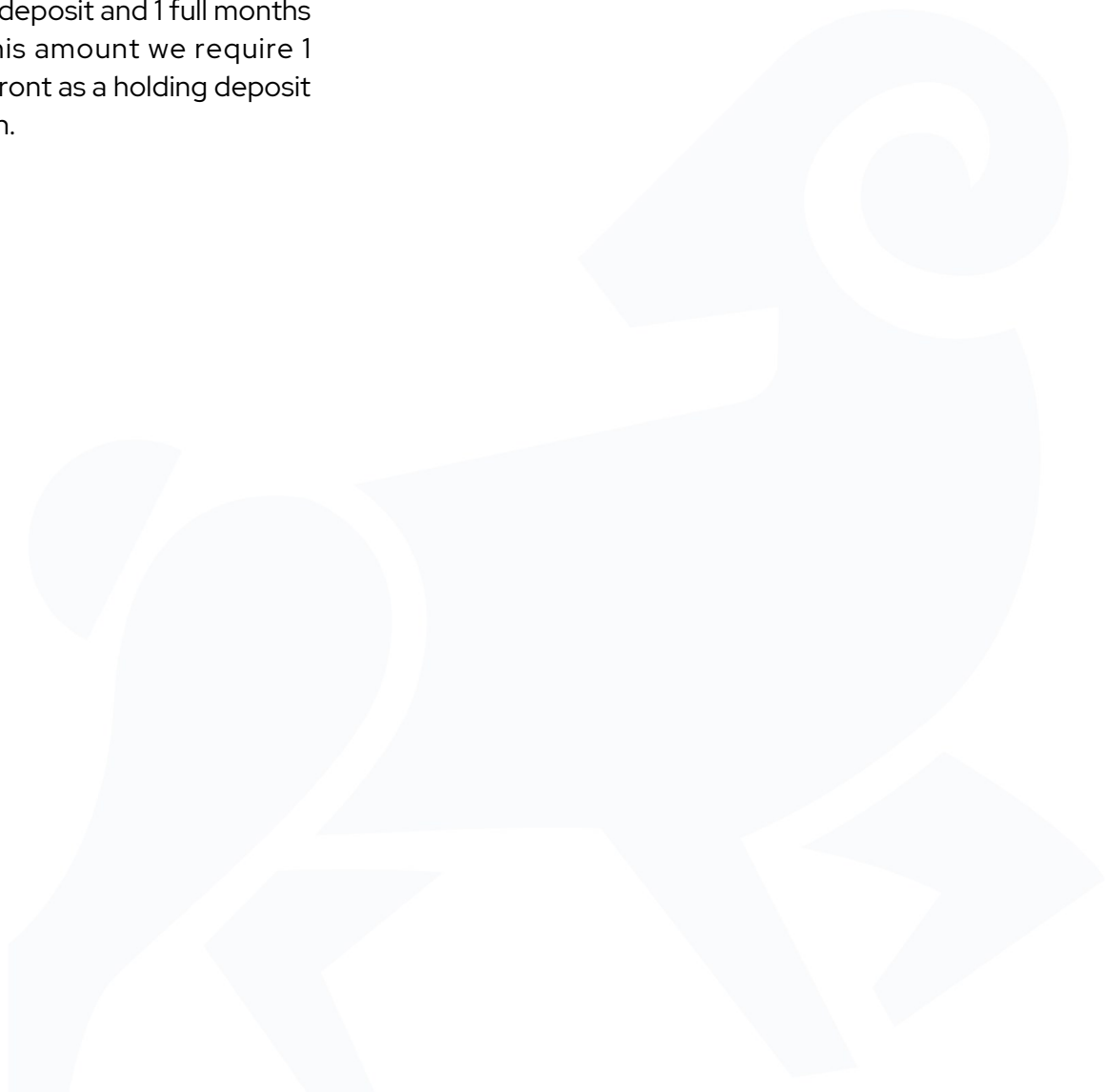
Outside Rear



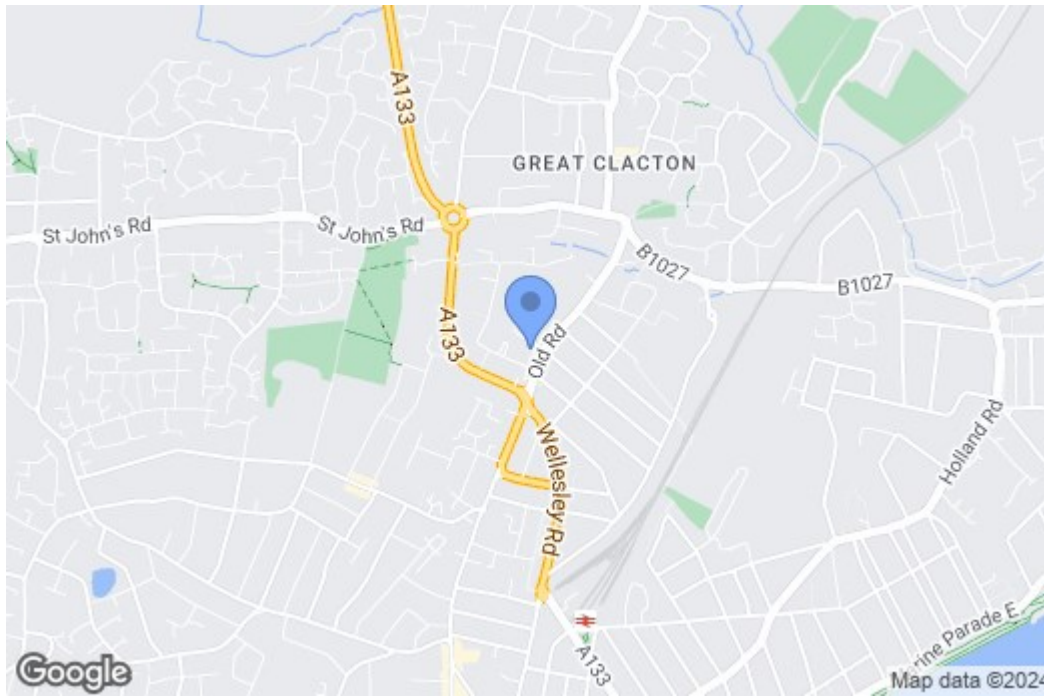
Communal area. Parking is available on a first come first serve basis. Limited to one vehicle per flat.

Agent Lettings Notes

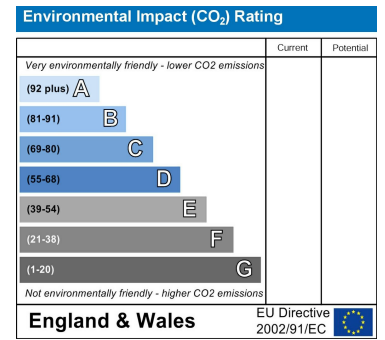
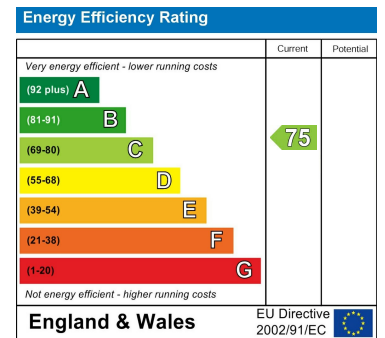
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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