



LAMB & CO

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



OLD ROAD, CLACTON-ON-SEA, CO15 3NS

£800 PCM

Lamb and Co are pleased to advertise this partly new renovated One Bedroom Ground Floor Maisonette located in Knox Court along Old Road. This property is Over 55s Only, fully electric and benefits from a new fitted kitchen. It is available now. Contact the office to express interest.

- Available Now
- All Electric
- Council Tax Band- A
- Over 55s Only
- One Bedroom
- EPC- C
- No Pets/Non Smokers
- Guarantor Preferred

Entrance/Hallway

Wooden part glazed communal door. Wooden front door to flat. New fitted carpet in the hall way, with storage heater and storage cupboard housing the water tank.

Lounge

11'11 x 11'04 (3.63m x 3.45m)



New fitted carpet. Electric storage heater, Double glazed window.

Kitchen

10'06 x 5'10 (3.20m x 1.78m)



New fitted kitchen. New vinyl flooring. Low and eye level kitchen units. Spaces for washing machine and under counter fridge and freezer. Integrated electric oven and cooker with extractor over. One and half sink with drainer. Double glazed window.

Bedroom One

8'09 x 14'08 reduced 11'04 (2.67m x 4.47m reduced 3.45m)



New fitted carpet. Electric panel heater. Built in wardrobes. Double glazed window.

Bathroom

5'09 x 6'09 (1.75m x 2.06m)



New vinyl flooring. High level WC. Pedestal sink basin. Ceramic bath with side panel with electric shower over. Small electric heater. Double glazed window.

Front Of Property

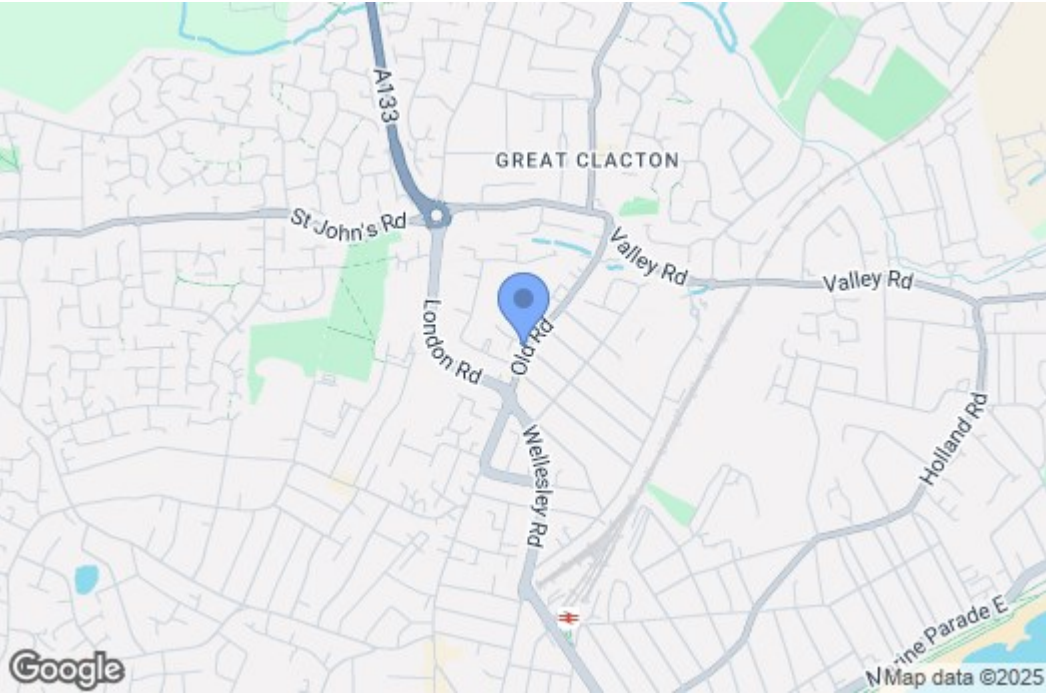


As looking at Knox Court from Old Road, property door located round the back in the middle on the left hand side.

Agents Lettings Notes

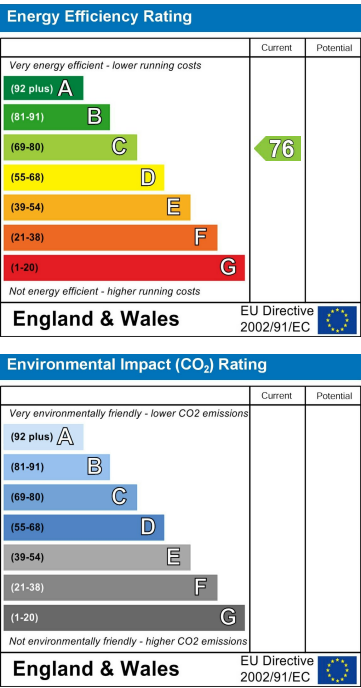
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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.