



## Knox Road Clacton-On-Sea, CO15 3TT

This TWO BEDROOM FIRST FLOOR MAISONETTE with BALCONY & GARAGE IN BLOCK is offered with No Onward Chain and benefits the remainder of a 999 year lease. Clacton's town centre, sea front and mainline railway station are situated within one and a quarter miles. The property would make an ideal First Time Purchase or Buy To Let investment and early viewing is advised.

- Two Bedrooms
- 17'3 x 9'5 Lounge
- 10'6 x 7' Kitchen
- Three Piece Bathroom Suite
- Gas Central Heating (n/t)
- Fully Double Glazed
- 9'10 x 4'3 Balcony
- Garage In Block
- No Onward Chain
- Council Tax A. EPC Rating E



**Price £122,950 Leasehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE LOBBY

Radiator. Stair flight to first floor. Door to:

### ENTRANCE HALLWAY

Built in storage cupboard. Built in airing cupboard housing wall mounted boiler serving hot water and central heating (not tested). Access to loft. Doors to:

### LOUNGE

17'3 x 9'5

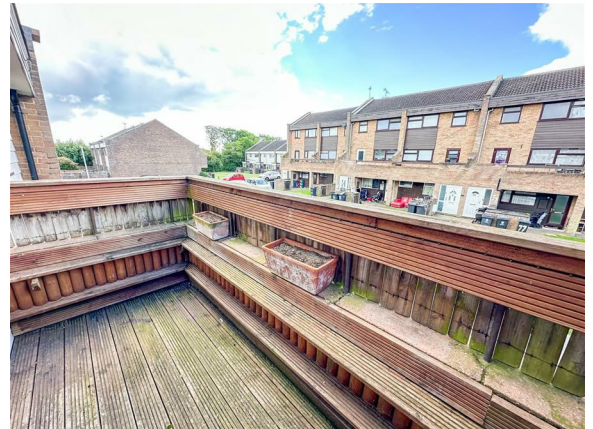
Sunken spot lights. Radiator. Sliding double glazed patio doors to balcony.



### BALCONY

9'10 x 4'3

Enclosed balcony overlooking greensward.



### KITCHEN

10'6 x 7'

Fitted with a range of oak effect fronted units. Comprises emerald granite effect rolled edge work surfaces with drawers and cupboards below. Range of matching wall mounted units incorporating part glazed fronted display cabinets. Inset single drainer sink unit. Integrated Dishwasher & tall Fridge/Freezer. Inset four ring gas hob with electric oven under. Concealed extractor hood above (all appliances not tested). Tiled splash backs. Wood panel flooring. Double glazed window to front.



## BEDROOM ONE

15'3 x 9'5

Fitted wardrobes with cupboards over bed recess. Radiator. Part wood panel walls. Double glazed window to rear.



## BEDROOM TWO

10 x 9'1 plus door recess

Wood panel flooring. Built in storage cupboard. Sunken spot lights. Double glazed window to rear.



## BATHROOM

Fully tiled and fitted with a three piece white suite. Comprises bath with chrome effect mixer taps and shower attachment over. Pedestal hand wash basin. Low level WC. Fully tiled walls. Tiled flooring. Radiator. Extractor fan (not tested).



## OUTSIDE -

To the front of the property is a brick built bin storage shed. The property is positioned overlooking greensward area to front and within 100 metres of recreation park space.



## GARAGE

The property also benefits from Garage to the rear of the building in block.

## JE 0524

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): Remainder of 999 Year Lease Annual ground rent amount (£): TBC Ground rent review period (year/month): TBC Annual service charge amount (£): TBC Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: No

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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