



Knox Road Clacton-On-Sea, CO15 3TT

Having the benefit of its own private garden and garage, Sheen's are pleased to offer for sale this TWO BEDROOM GROUND FLOOR MAISONETTE. The property has a balance of approximately 952 years remaining on the lease and would make a perfect first time purchase, investment or a buy to let.

- Two Bedrooms
- 21'6 Lounge/Diner
- 10'2 Fitted Kitchen
- Modern Bathroom
- Gas Central Heating (n/t)
- Double Glazed
- Private Garden
- Garage
- Council Tax Band A
- EPC RatingC



Price £145,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to;

ENTRANCE HALL

Radiator. Two storage cupboards. Open access to;

KITCHEN

10'2 x 6'3

Modern fitted kitchen comprising; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for washing machine, cooker and fridge freezer. Subway style tiled splash backs. Selection of matching white modern units at both eye and floor level. Wall mounted gas boiler (not tested). Double glazed window to front.



BEDROOM TWO

12'7 x 6'4

Double glazed window to front. Radiator.



BATHROOM

Modern white suite comprising; Low level W.C. Vanity hand wash basin with cupboard under. 'P' shaped bath with shower over. Fully tiled walls. Heated towel rail.



BEDROOM ONE

12'5 x 9'6

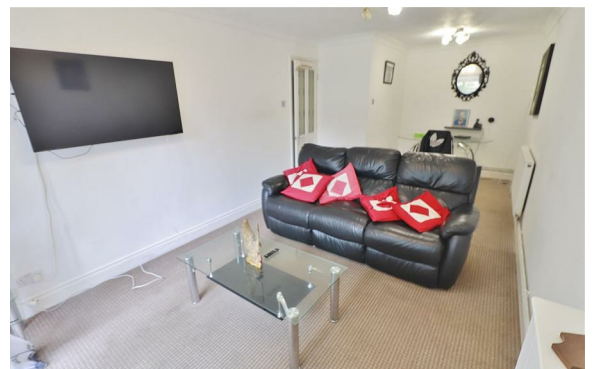
Double glazed window to rear. Radiator.



LOUNGE DINER

21'6 max x 9'9 max

Two radiators. Double glazed patio doors leading to garden.



GARDEN

Timber decking area with remainder being laid to artificial lawn. Enclosed by panelled fencing. Timber storage shed.



OUTSIDE - FRONT

Small front garden laid to shingle.



GARAGE

Located in block. Up and over door.



LE 0624

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:

Length of lease (years remaining): 957 Annual ground rent amount (£): Ground rent review period (year/month):

Annual service charge amount (£):750 inc Ground Rent Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

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

Non-Standard Property Features To Note:

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.



GROUND 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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