



BLAKE &
THICKBROOM



Knox Road, Clacton-on-Sea, Essex, CO15 3TT

Clacton-on-Sea

£133,000

BEING SOLD WITH TENANT IN SITU! Blake & Thickbroom are pleased to be offering for sale this two bedroom first floor maisonette with garage. The property currently produces £10,200 per annum working as a 7.66% yield on the current asking price. Call our offices to arrange a viewing now!

ENTRANCE LOBBY: Entrance door to entrance lobby. Stair flight to first floor.

FIRST FLOOR LANDING ENTRANCE HALL: Electric heater, access to loft, airing cupboard, storage cupboard. Doors to all rooms.

BEDROOM ONE: 5.28m x 3.02m (17'4 x 9'11) - Electric heater, replacement double glazed window to rear.

BEDROOM TWO: 3.58m x 2.08m (11'9 x 6'10) - Electric heater, replacement double glazed window to front.

BATHROOM: 1.98m x 1.6m (6'6 x 5'3) - Modern fitted suite comprising low level WC, vanity hand wash basin with mixer tap and cupboards under. Panelled bath with shower attachment and shower screen. Part tiled walls, extractor fan.

KITCHEN: 2.9m x 2.57m (9'6 x 8'5) - Fitted with a laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap. Cupboards, drawers and storage space under. Range of eye level cupboards. Fitted oven, electric hob with extractor hood. Part tiled walls. Replacement double glazed window to front.

LOUNGE: 5.28m x 2.9m (17'4 x 9'6) - Electric heater. Replacement double glazed window and door to balcony.

BALCONY: Enclosed by brick wall.

OUTSIDE: The garage is located in a block.

Material information for this property

Tenure is Leasehold. Council Tax Band: A. EPC: D

Services connected

Electricity: Yes

Water: Yes

Gas: No

Sewerage type: Mains

Telephone and Broadband Coverage: Yes

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes

We have been advised the service charge and ground rent is approx £80 per calendar month.

Non standard property features to note: Yes

The property has a balance of a 999 year lease granted in 1974.

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.

Property Type: Maisonette

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

- TWO BEDROOMS
- 6'6 x 5'3 BATHROOM
- 9'6 x 8'5 KITCHEN
- 17'4 x 9'6 LOUNGE
- ENCLOSED BALCONY
- FIRST FLOOR
- ELECTRIC HEATING
- DOUBLE GLAZING
- BALANCE OF 999 YEAR LEASE
- GARAGE



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