



BLAKE &
THICKBROOM



Lyon Close, Clacton-On-Sea, CO15 6EX

£175,000

NO ONWARD CHAIN! Blake & Thickbroom are pleased to present this well-maintained two-bedroom terraced bungalow, situated within the desirable OVER 55's Lyon Close development, offered to the market with no onward chain.

This inviting home provides comfortable living spaces throughout. The bungalow features a welcoming entrance hall, a generously sized lounge, a fitted kitchen, two well-proportioned bedrooms, and a modern shower room.

Residents benefit from communal gardens which offer pleasant outdoor relaxation areas, alongside convenient communal parking facilities.

Located in Lyon Close, the property enjoys the advantages of a well-regarded residential area, with local amenities and transport links easily accessible.

A video tour is available to provide a comprehensive view of the accommodation. An internal viewing is recommended to truly appreciate this property.

Entrance Hall - 2.74m x 2.18m (9'0" x 7'2")

Bedroom One - 3.89m x 3.3m (12'9" x 10'10")

Bedroom Two - 2.84m x 2.74m (9'4" x 9'0")

Shower Room - 2.16m x 1.65m (7'1" x 5'5")

Lounge - 5.69m x 3.3m (18'8" x 10'10")

Kitchen - 2.92m x 2.72m (9'7" x 8'11")

Property Type: Terraced Bungalow

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

- No Onward Chain
- Sole Agents
- Video Tour Available
- Two Bedrooms
- Lounge 18'8" x 10'10"
- Kitchen 9'7" x 8'11"
- Shower Room 7'1" x 5'5"
- Approximately 90 years remaining on lease
- Communal Gardens + Parking
- Gas Central Heating

Material information for this property.

Tenure is Leasehold Balance of a 125 year lease granted in 1991.

Council Tax Band B.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

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

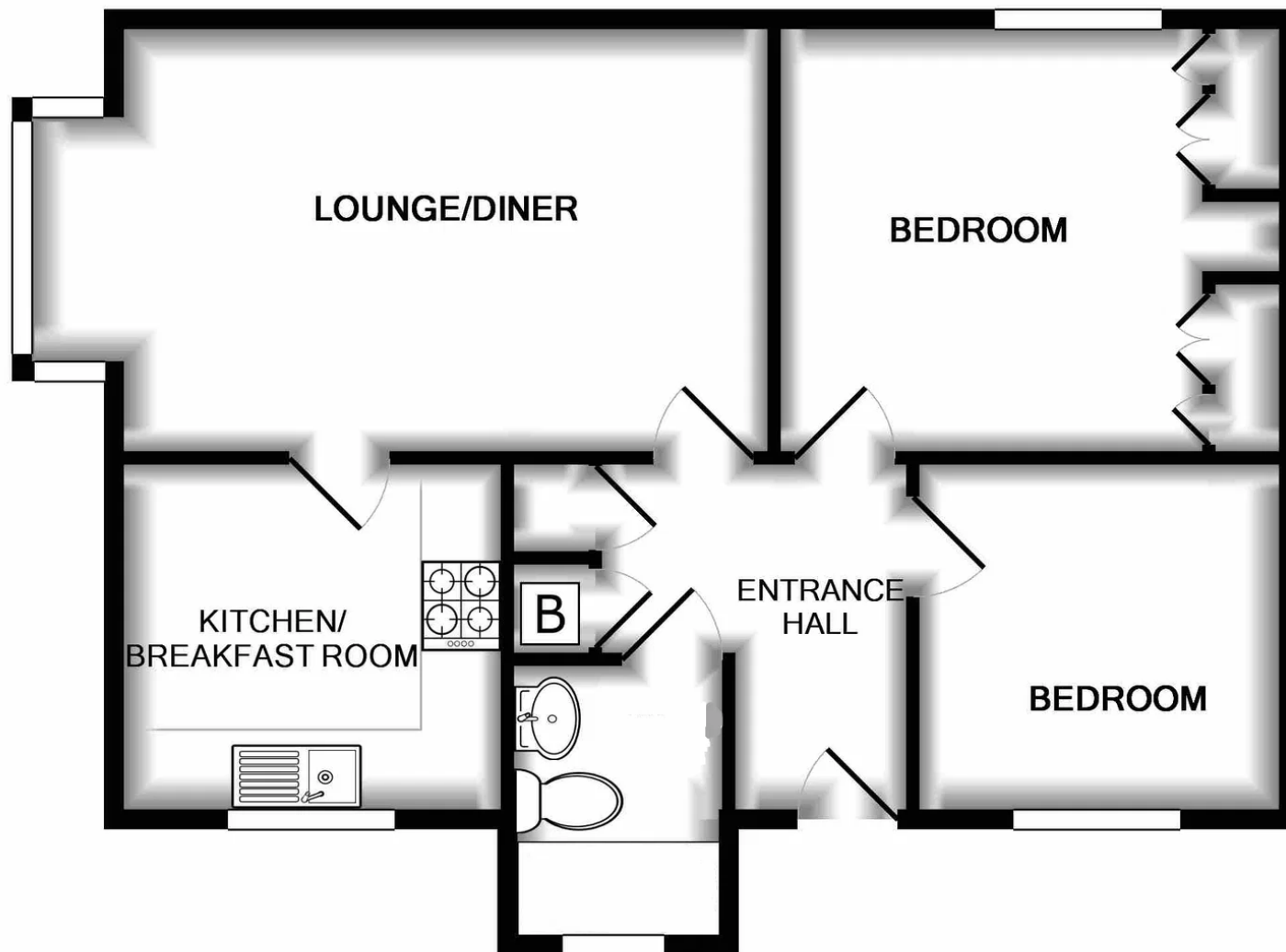
Any additional property charges - Yes the current service charge is £148 PCM The Ground rent charge is £109 per annum.

Non standard properties features to note - You must be over 55's to live on this development.

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.







LYON CLOSE, CLACTON-ON-SEA, ESSEX, CO15 6EX

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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