



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

**Offers in Excess of £123,000**

**bettermove**

# Knox Road Clacton-on-Sea

Bettermove are proud to present this 2 bedroom ground floor Maisonette in Clacton-on-Sea available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available and a garage in a block. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 948 years remaining on the lease; the ground rent and the service charge is a combined charge of £1,200 Per Annum.

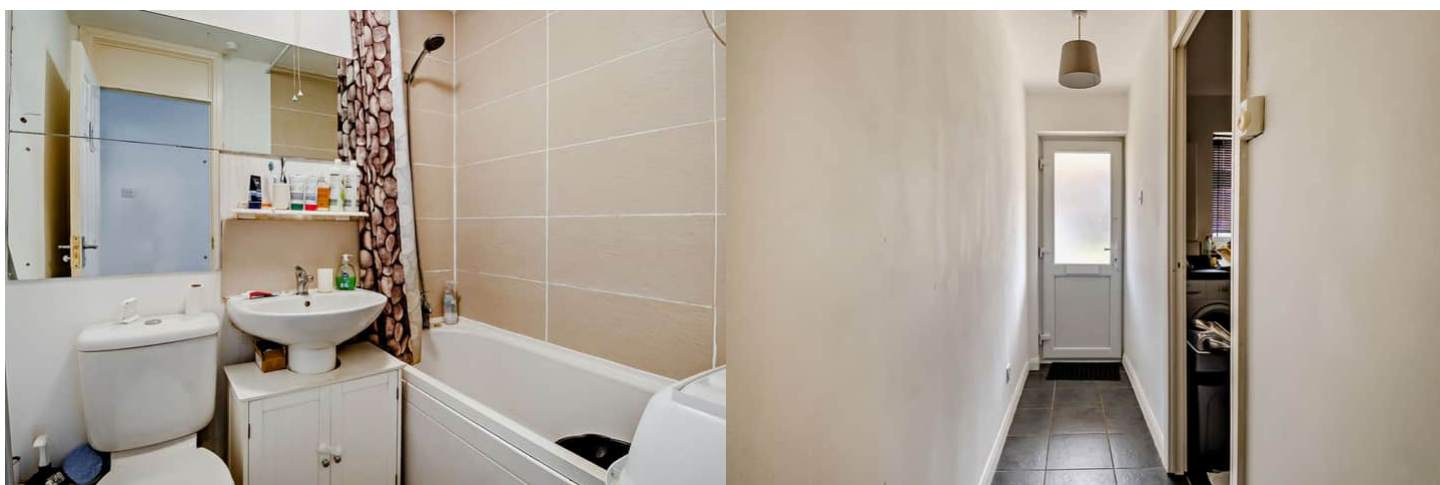
The interior of this property comprises a spacious living room, two bedrooms, bathroom and the fitted kitchen on the ground floor. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Clacton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Clacton-on-Sea Train Station, the A133 and many local bus routes.

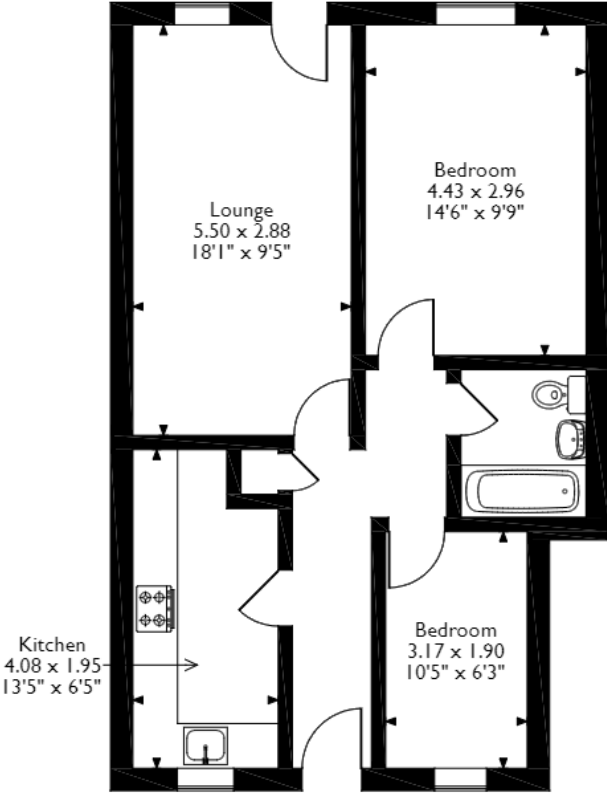
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Knox Road, Clacton-on-Sea, Essex  
 Approximate Gross Internal Area  
 58 Sq M/624 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)