

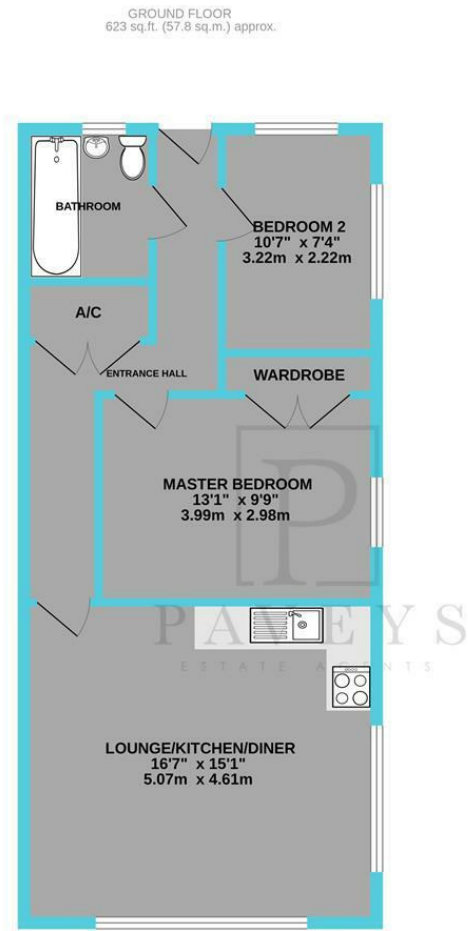


69A, Kings Avenue
Holland-On-Sea, CO15 5EP

Price £150,000 Leasehold

Bright & Sunny First Floor Flat | No Onward Chain | Heart of Holland-on-Sea

Offered with no onward chain, this bright and sunny first-floor flat with parking space is ideally situated in the heart of the highly desirable Holland-on-Sea, just a short walk from the area's picturesque seafront and BLUE FLAG beaches. The property features two spacious double bedrooms and a light-filled open-plan lounge, kitchen and dining area, creating a welcoming and sociable living space perfect for both everyday life and entertaining. Conveniently located close to a range of local shops, supermarkets, cafés and restaurants, the flat offers an excellent coastal lifestyle with all essential amenities within easy reach. Further enhancing its appeal, a new 999-year lease will be granted upon completion, providing long-term peace of mind for prospective purchasers. An excellent opportunity for first-time buyers, downsizers, holiday home seekers or investors looking to secure a well-positioned home in one of the area's most popular seaside locations. Early viewing is highly recommended. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 623 sq.ft. (57.8 sq.m.) approx.
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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ENTRANCE HALL

UPVC double glazed private entrance door accessed via a stair located at the rear of the building, exterior light, laminate flooring, built in storage cupboard, electric radiator.

LOUNGE KITCHEN DINER 16'7 x 15'1 (5.05m x 4.60m)

Double glazed dual aspect windows to front and side aspects, laminate flooring, electric radiators.

Kitchen: Modern white fronted over and under counter units, work tops and upstands, inset sink and drainer with mixer tap. Built in oven and electric hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, tiled splash back.

MASTER BEDROOM 13'1 x 9'9 (3.99m x 2.97m)

Double glazed window to side, fitted carpet, built in double wardrobe, electric radiator.

BEDROOM TWO 10'7 x 7'4 (3.23m x 2.24m)

Double glazed dual aspect windows to rear and side aspects, fitted carpet, electric radiator.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to rear, laminate flooring, part tiled walls.

OUTSIDE & PARKING

The property has the benefit of a parking space.

IMPORTANT INFORMATION

Council Tax Band: A
Tenure: Leasehold
Energy Performance Certificate (EPC) rating:
The property is connected to electric, mains water and sewerage.

LEASE & SERVICE CHARGES INFORMATION

The Freeholder (the seller) has advised that a 999 year lease will be provided as part of the sale along with a peppercorn ground rent.
The Freeholder (the seller) are proposing and initial service charge of approximately £500 per annum to the cover the flat's contribution towards buildings insurance, cleaning, rubbish disposal and general shared building costs.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.