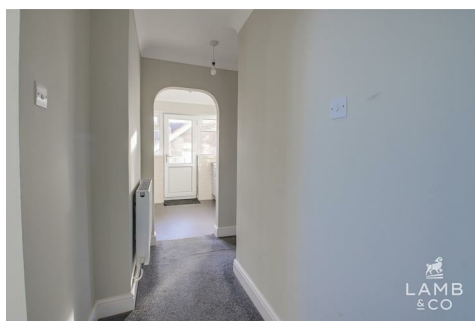




LAMB & CO

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Inspired by property, driven by passion.



KINGS PARADE, HOLLAND-ON-SEA, CO15 5JJ

OFFERS IN EXCESS OF £185,000

**** STUNNING SEA VIEWS **** Situated directly on the seafront in the prestigious area of Holland-on-Sea, this two bedroom first floor flat is offered with no onward chain. The apartment benefits from a long lease remaining & garage in block also with Communal Penthouse Balcony.

- Two Bedrooms
- Sea Views
- First Floor Flat
- Garage
- No Onward Chain
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE/DINER

19'5 x 11'0 (5.92m x 3.35m)



KITCHEN

8'10 x 7'6 (2.69m x 2.29m)



SHOWER ROOM

8'1 x 6'9 (2.46m x 2.06m)



BEDROOM TWO

10'3 x 7'6 (3.12m x 2.29m)



BEDROOM ONE

13'5 x 11'5 (4.09m x 3.48m)



GARAGE



OUTSIDE



OUTSIDE REAR



Leasehold Information

* AWAITING FULL DETAILS *

Lease Term Remaining: 930

Ground Rent: £25 PA

Ground Rent Review Period:

Service Charge: £1,000 PA Approx

Managing Agent: Paul Bryan

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Info

Council Tax Band: C

Heating: Gas Central

Services: All Mains

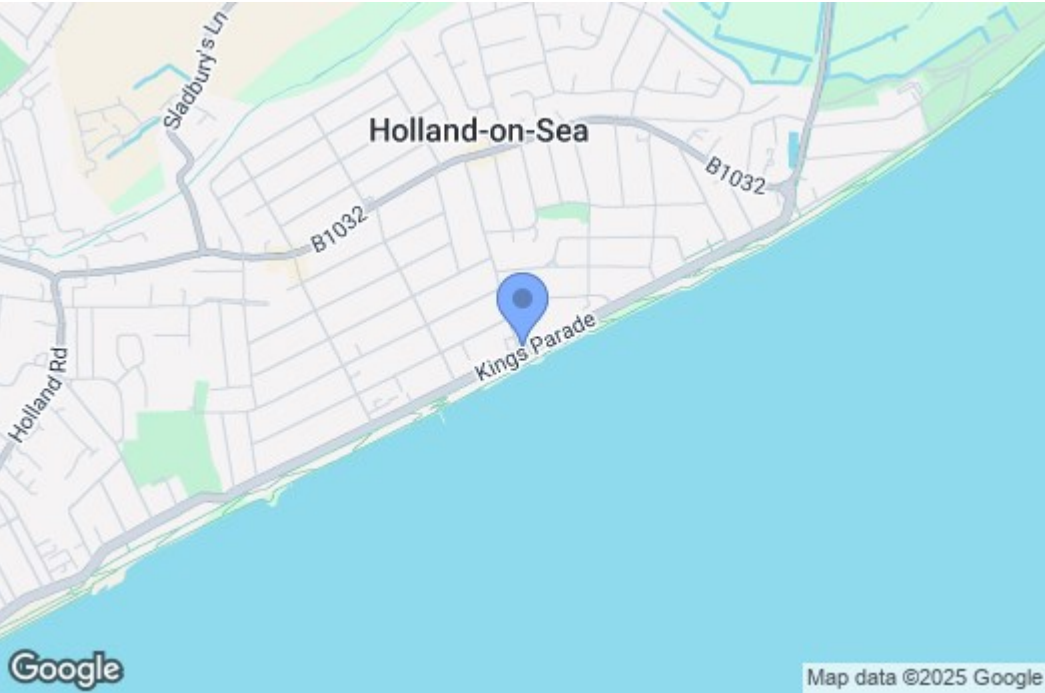
Broadband: Ultra Fast

Mobile Coverage: O2-Likely. EE, Three,

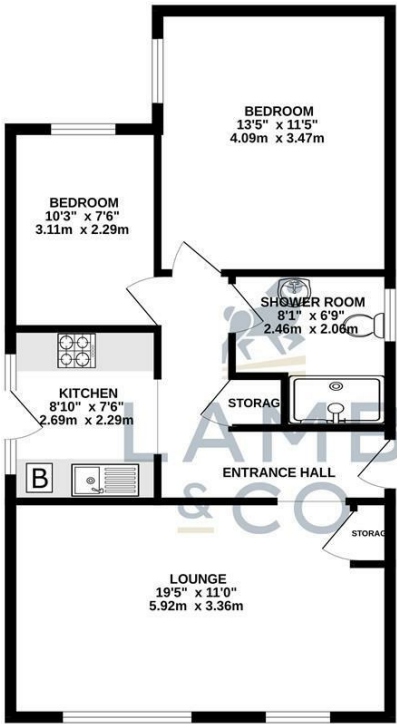
Vodafone-Limited
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Low
Additional Charges: £2000 approx P/A
Seller's Position: No Onward Chain
Garden Facing: N/A



Map

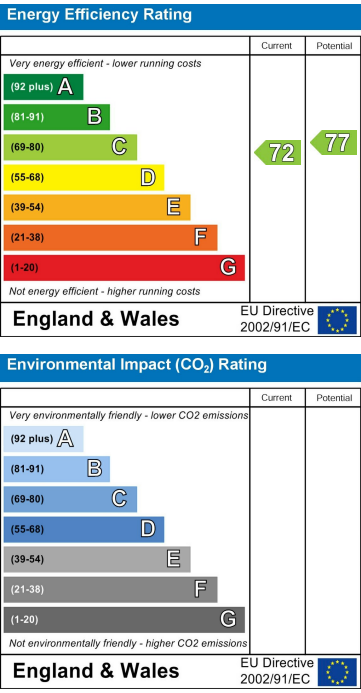


Floorplan



TOTAL FLOOR AREA: 656 sq.ft. (60.9 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 is given to their operability or efficiency can be given.
Made with Metropix 02024

EPC Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.