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Sheen's
The *Action* Agents



The Lodge, Hall Crescent
Holland-on-Sea, CO15 5DA

Sheen's Estate Agents are pleased to offer this OVER 55'S FIRST FLOOR RETIREMENT STUDIO APARTMENT located in Holland-On-Sea. The regenerated beaches and sea front are located within 150 metres with Clacton town centre and mainline railway station within two and a quarter miles. This property is being offered with NO ONWARD CHAIN. An early viewing is advised to appreciate the accommodation this property has to offer.

- Studio Retirement Flat
- 13'3 x 12'11 Lounge Area
- 5'11 x 4'1 Kitchen
- Shower Room
- Electric Heating (n/t)
- Over 55's
- Communal Gardens & Lake
- Communal Lounge/Diner
- Immediate Exchange of Contracts Available
- EPC Rating C & Council Tax A







Price £18,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE/BEDROOM

13'3 x 12'11

Electric heater (not tested). Double glazed window to front.







KITCHEN

5'11 x 4'1

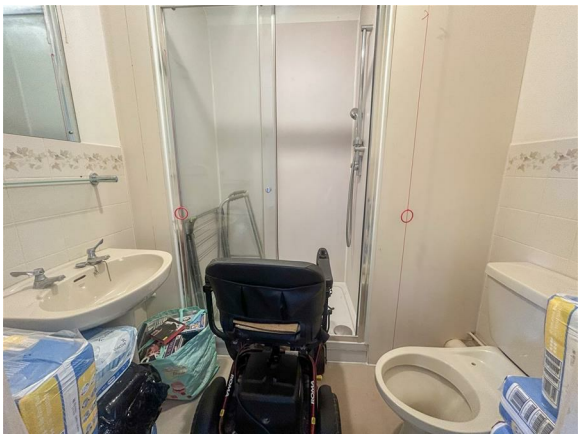
Fitted with wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards below. Inset stainless steele sink unit. Electric two ring hob (not tested). Space for fridge freezer. Storage cupboard housing water tank (not tested).



SHOWER ROOM

6'8 x 510

Low level W/C. Pedestal hand wash basin. Shower cubical with wall mounted shower attachment (not tested).



OUTSIDE - Communal Grounds

Communal Lawns with lake. Communal Parking.







Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax Band: A ; Payable 2026/2027 £1483.98 Per Annum
Length of lease (years remaining): 87 Years
Annual ground rent amount (£): 114.56
Ground rent review period (year/month): TBC
Annual service charge amount (£): 5,203.20 - £433.60 a month
Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker
Non-Standard Property Features To Note:

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Draft Details

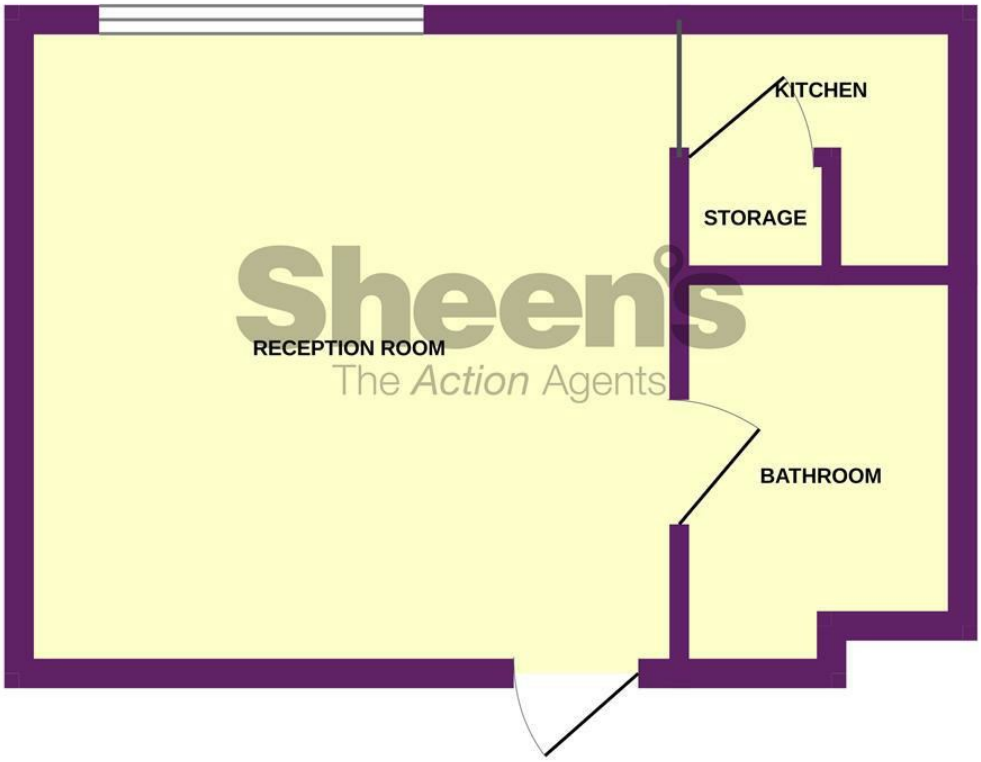
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

EH 0625

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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

GROUND FLOOR



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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