110 Old Road, Clacton On Sea, Essex, CO15 3AA
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Sheen's
The *Action* Agents

# Lyndhaven Court, Lyndhurst Road
## Holland-On-Sea, CO15 5HS

Located directly on Holland-on-Sea's seafront with it's recently rejuvenated beaches. Sheen's Estate Agents are pleased to offer for sale this TWO BEDROOM TOP FLOOR FLAT benefiting from BEAUTIFUL VIEWS OF THE SEA AND GREENSWARD as well as an ALLOCATED PARKING SPACE. Clacton-on-Sea's town centre and mainline railway station are located within one and a quarter miles away. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 15'11 x 11'10 Lounge
- 15'3 x 12'2 Kitchen
- Three Piece Bathroom Suite
- Seafront Views
- Allocated Parking Space
- Fully Double Glazed
- Electric Heating (n/t)
- No Onward Chain
- EPC Rating E & Council Tax C

## Price £189,995 Leasehold

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Communal entrance door with security entry system to:

## COMMUNAL ENTRANCE HALLWAY

24 hour CCTV. Stairflight and lifts to all floors. UPVC double glazed entrance door leading to:

## HALLWAY

Airing cupboard. Wall mounted electric radiator (not tested). Door to:

## LOUNGE

15'11 x 11'10

Wall mounted electric radiator (not tested). Double glazed window to side. UPVC double glazed sliding door leading to the balcony.

## BALCONY

Panoramic seafront views as well as field views.

## KITCHEN

15'3 x 12'2

Fitted kitchen suite comprising squared edge work surfaces with inset one and a half bowl single drainer sink unit with a stainless steel mixer tap. Space and plumbing for a washing machine and dish washer. Space for cooker. Space for fridge/freezer. Selection of matching wall units with cupboards and draws at both eye and floor level. Seafront and field views. Double glazed windows to the rear.

## BEDROOM ONE

10'2 x 8'6

Built in wardrobes with mirror fronted sliding door. Storage cupboard. Double glazed window to side.

## BEDROOM TWO

12'8 x 8'8

Storage cupboard. double glazed window to the side.

## THREE PIECE BATHROOM SUITE

Three piece suite comprising a low level W.C. Vanity hand wash sink basin with a stainless steel mixer tap. Panelled bath with a wall mounted shower head attachment above. Fully tiled. Heated towel rail.

## OUTSIDE FRONT

## OUTSIDE REAR

The property benefits from communal gardens as well as an allocated parking space to the rear of the building. Communal bin storage.

## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: C

Length of lease (years remaining): Remainder of a 999 Year Lease / Annual service charge amount (£): £2000.00 All in (Including Building Insurance)

Any Additional Property Charges: N/A

Services Connected:
(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains Sewerage (Telephone & Broadband): TBC

Non-Standard Property Features To Note: N/A

## BA 06/25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

## Lease Disclaimer

It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

## 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

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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**Selling properties...** not promises

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