



## Maplin Court, Kings Avenue Holland-On-Sea, CO15 5EY

Located 350 feet from Holland-on-Sea's regenerated beaches and seafront, Sheens Estate Agents are pleased to offer for sale this GROUND FLOOR TWO BEDROOM LEASEHOLD FLAT. The property benefits from having off street parking as well as a garage. The property is situated approximately 1.35 miles from Clacton-on-Sea's mainline railway station with its direct links to London Liverpool Street. An internal inspection is highly advised to appreciate the accommodation and views on offer.

- Two Bedrooms
- 20'1 x 9'5 Lounge
- 15'8 x 5'11 Kitchen
- Three Piece Shower Room
- Gas Central Heating (n/t)
- Ground Floor Flat
- Garage
- Off Street Parking
- Council Tax Band B
- EPC Rating C



**Price £189,950 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

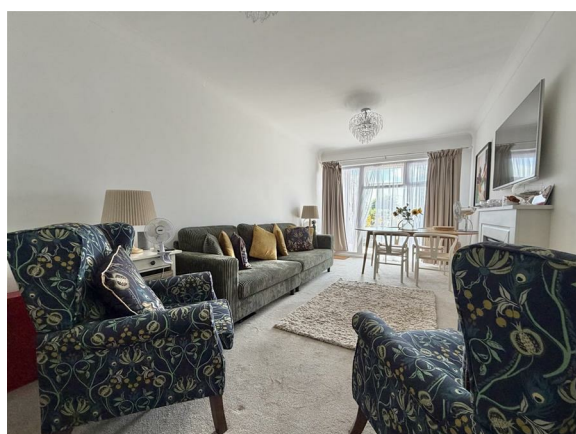
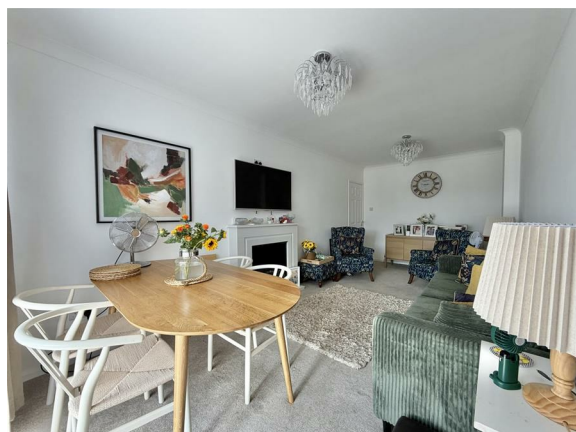
### ENTRANCE HALL

Loft access. Cupboard housing water tank. Door to:

### LOUNGE

20'1 x 9'5

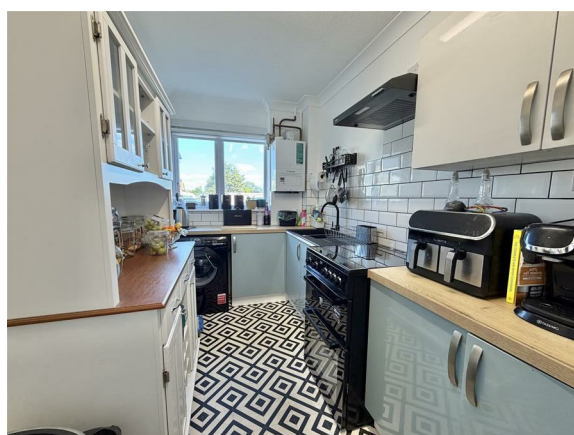
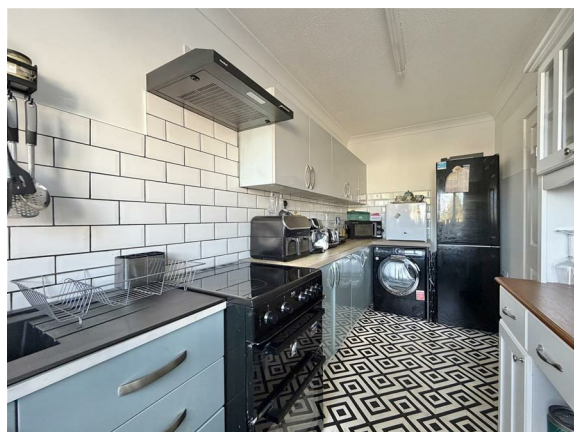
Built in feature fireplace. Radiator. Double glazed door to garden.  
Double glazed window to rear.



## KITCHEN

15'8 x 5'11

Fitted kitchen suite comprising: Oak wood effect square edge work surfaces with grey wall mounted cabinets and light blue cupboards and drawers below. Tiled splash backs. Gas boiler. Inset ceramic one and a half bowl drainer sink unit with mixer tap. Space for Cooker with extractor hood above. (all appliances not tested). Space for fridge freezer. Space for dryer. Space and plumbing for washing machine. Double glazed window to front.



## BEDROOM ONE

15'9 narrowing to 12'11 x 9'9

Radiator. Double glazed window to rear.



## BEDROOM TWO

11'9 x 9'9

Built in storage cupboards. Radiator. Double glazed window to front.



## SHOWER ROOM

8'0 max x 6'5 max

Three piece suite comprising: Low level W.C. Vanity wash hand sink basin. Step in double shower cubical with shower attachment above (not tested). Majority tiled walls. Built in storage cupboard. Heated towel rail.



## OUTSIDE REAR

Fully paved patio area enclosed by small wooden fencing. Partial sea views across road and greensward.



## OUTSIDE FRONT

Communal parking for residents only.



## GARAGE

Up and over door.



## VIEWS

Views across the promenade.



### Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 954 Annual ground rent amount (£): 12 Ground rent review period (year/month): Yearly Annual service charge amount (£): 1998.00 Service charge review period (year/month): Yearly

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:  
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

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

### JB 08/26

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](http://www.sheens.co.uk).

### 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

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GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents