



FOR SALE

**Holland Road,
Westcliff-on-Sea SS0 7TD**

Offers Invited £110,000 Leasehold Council Tax Band - C 430.00 sq ft

- One Bedroom Retirement Apartment
- Sough After Development
- Good Size Lounge/Diner
- Fitted Kitchen
- Fitted Three Piece Bathroom
- Stunning Sea Views
- Lift to All Floors
- First Come First Serve Parking
- Communal Lounge & Areas
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

ARE YOU LOOKING TO RETIRE INTO A SEAFRONT LOCATION?

This delightful one-bedroom retirement apartment on Holland Road offers a serene and comfortable living experience. Situated within a sought-after development, this property is perfect for those seeking a peaceful retreat by the sea.

The apartment features a spacious double bedroom, providing ample room for relaxation and rest. The fitted kitchen is both practical and inviting, making meal preparation a pleasure. The well-appointed three-piece bathroom suite adds to the convenience of daily living.

One of the standout features of this property is its stunning seafront location, which offers picturesque sea views that can be enjoyed from the comfort of your home. The well-maintained interior ensures a welcoming atmosphere, while the gorgeous communal gardens provide a lovely space for residents to unwind and socialise. Additionally, local amenities are just a stone's throw away, ensuring that all your daily needs are easily met.

Entrance

10'6 x 3'1 (3.20m x 0.94m)

Well kept secure communal entrance with lift and stairs to all floors. This apartment is located on the ground floor from the Holland Road entrance.

Lounge/Diner

Carpet flooring, electric heater, double glazed window to side aspect, ceiling mounted lighting, wall mounted lighting.

Kitchen

Fitted kitchen with a range of wall and base units, rolled edge work surface and stainless steel sink & drainer. Tiled walls, double glazed window and space for appliances, ceiling mounted lighting.

Bedroom

Carpet flooring, electric heaters, double glazed window to side aspect, pendant lighting.

Shower Room

Three piece shower room comprising WC, wash hand basin and shower cubicle. Tiled walls, chrome heated towel rail and laminate floor.

Communal Areas & Parking

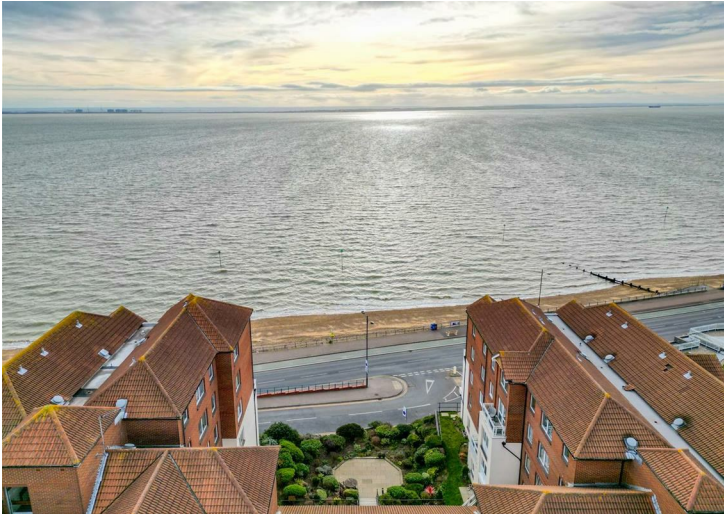
The building offers a pleasant communal lounge, laundry facilities and patio overlooking the Estuary. There is a duty manager and emergency pull cords connected to Careline. Residents parking offered on a first come first served basis.

Tenure

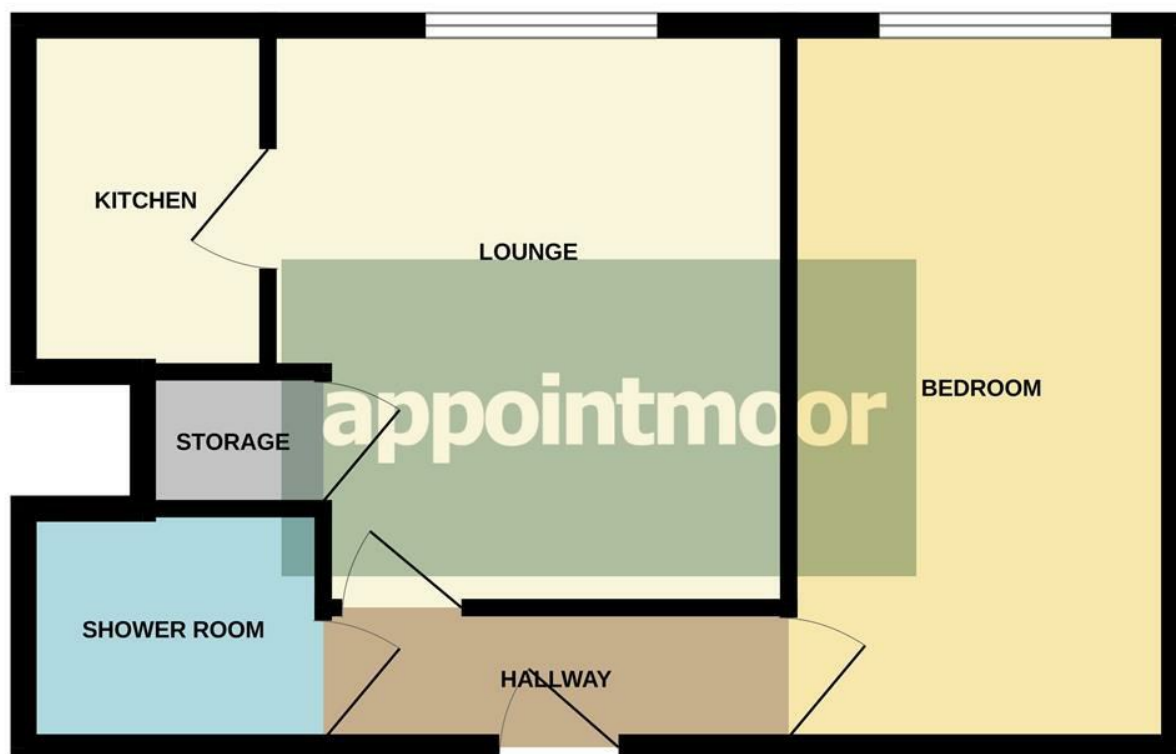
Leasehold - Approx 59 years remaining

Ground Rent £433 p/a

Service Charge £3288 p/a



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

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

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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