



FOR SALE

**Holland Road,
Westcliff-On-Sea SS0 7TE**

£180,000 Leasehold

- One Bedroom Seaview Apartment
- Retirement Property For The Over 60s
- Stunning Views From Each Room
- First Come First Served Parking In Car Park
- No Onward Chain
- Patio Area
- Ground Floor Location
- Modern Kitchen And Bathroom
- Short Walk To The Arches Restaurants
- Close To The Mainline Station

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

appointmoor

Description

ARE YOU ARE OVER THE AGE OF 60 AND WANT STUNNING SEA VIEWS FROM YOUR HOME?

This one bedroom retirement property is situated in one of the best areas if you are looking to retire near the sea. Situated on the ground floor, but high enough to get those amazing views, this apartment is positioned in one of the best locations in the block and even has Palm Trees directly outside.

Internally the property boasts a modern kitchen and bathroom and the lounge, bedroom and dining room all have seaviews.

This apartment is also one of the only ones where you can gain direct access, so that you don't have to come through the reception area.

With no onward chain, we can show you around at your convenience.

Measurements

Hallway

Lounge 13' 6" x 10' 6" (4.11m x 3.2m)

Dining Area 8' 8" x 7' 4" (2.64m x 2.24m)

Kitchen 5' 7" x 5' 4" (1.7m x 1.63m)

Shower Room

Patio

Interior

As you enter this spacious apartment you will find a large welcoming lounge which looks straight out to sea. Adjoining the lounge is a dining room and then the kitchen can be found just off the dining room with a range of matching wall and base units and appliances. The bedroom has plenty of space to move around, has built in wardrobes and storage and offers a seaview to the side.

Exterior

At the front of the building you will find a communal car park with plenty of spaces available. Directly outside the apartment is a patio area which offers beautiful views out to sea and provides easy access if you want to use the patio doors as your main entrance.

Location

Situated at the bottom of Holland Road with the mainline station at one end and the seafront at the other and only a short journey to Southend or going the other way, to Leigh, this property is situated in a fantastic location and has everything you need on your doorstep.

Tenure

Leasehold

59 Years Remaining On The Lease

Ground Rent £443 per year

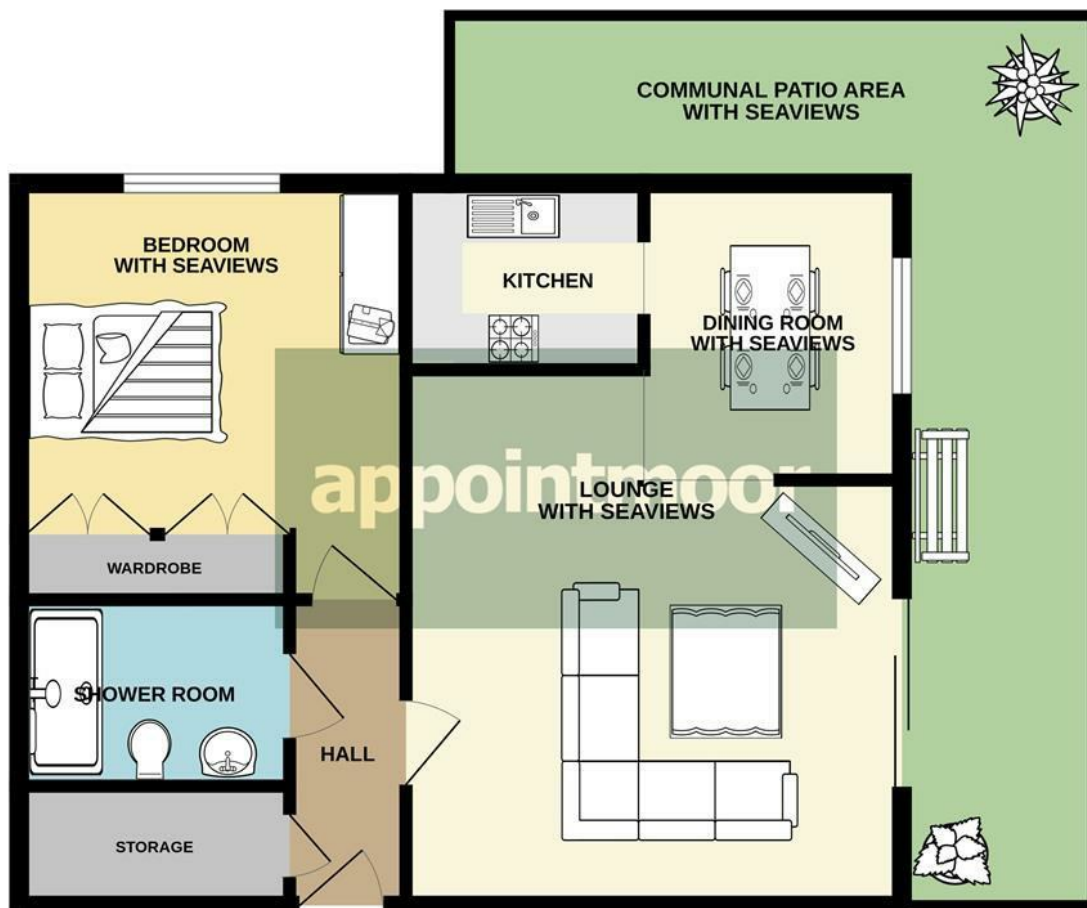
Service Charge £3,366 per year

Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee.

These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**



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.



AGENTS NOTES:

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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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