



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## SALISBURY ROAD, HOLLAND ON SEA, CO15 5LR PRICE £215,000

An immaculate first floor maisonette in the highly desirable seafront side of Holland-On-Sea. Located just 300m (approx.) from the seafront, this appealing property has the added convenience of a garage in block

- Two Bedrooms
- Seafront Side of Holland
- Well Presented Throughout
- Garage
- Long Lease
- EPC E

## PORCH

## BEDROOM TWO

10'8" x 8'4" (3.25m x 2.54m)



## BEDROOM ONE

13' x 11' (3.96m x 3.35m )



## LOUNGE/DINER

16' x 11' (4.88m x 3.35m)



## KITCHEN

11'10" x 9'5" (3.61m x 2.87m)



## BATHROOM

7'6" x 5'2" (2.29m x 1.57m)

## OUTSIDE



## GARAGE IN BLOCK



## AGENTS NOTES

HEATING: Gas Central Heating  
VENDOR POSITION : No Onward Chain  
COUNCIL TAX: B £1407.65  
LEASE: 944 Years Remaining  
SERVICE CHARGE: £700 PA approx  
GROUND RENT: £12.60 PA

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Additional Info

Council Tax Band: B  
Heating: Gas  
Services: Mains  
Broadband: Ultrafast  
Mobile Coverage: Three & O2 Likely  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: No  
Additional Charges: Leasehold Charges  
Seller's Position: Needs To Find

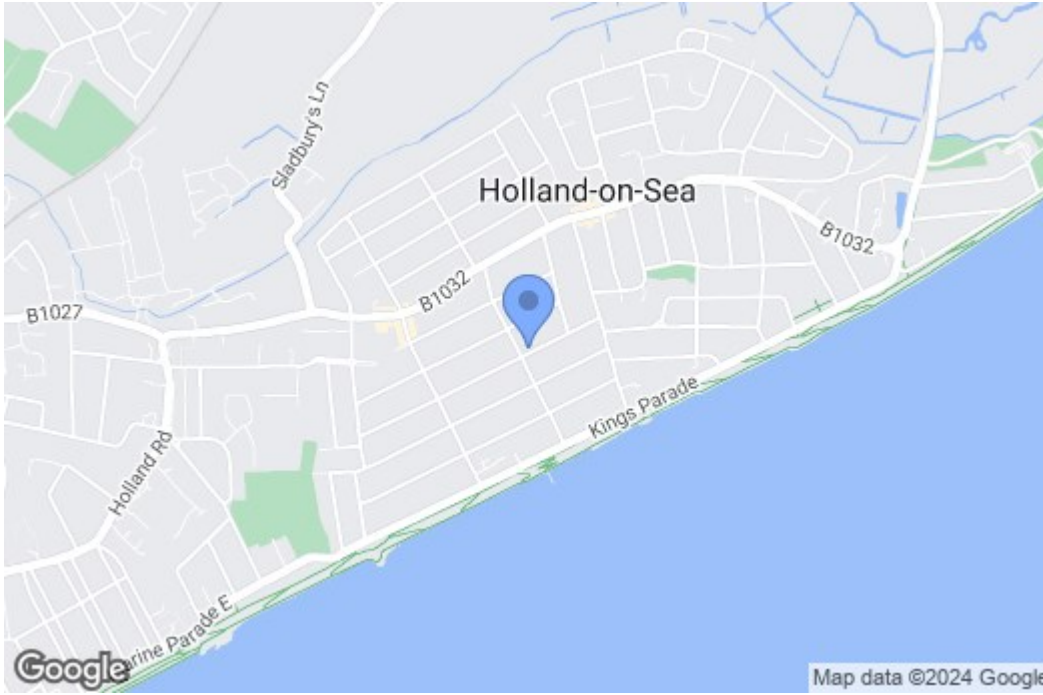
## Section 21 Declaration

Under the section 21 of the 1979 Estate Agents Act we are required to disclose that this property is owned by an employee of Lamb & Co.

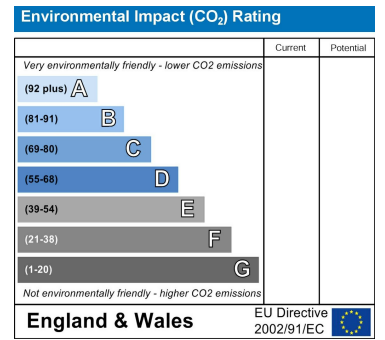
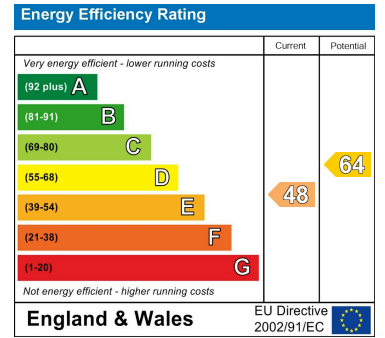
## Leasehold Information

Lease Term Remaining: 941  
Ground Rent: Appx £13.00 P/A  
Service Charge: Appx £750 P/A

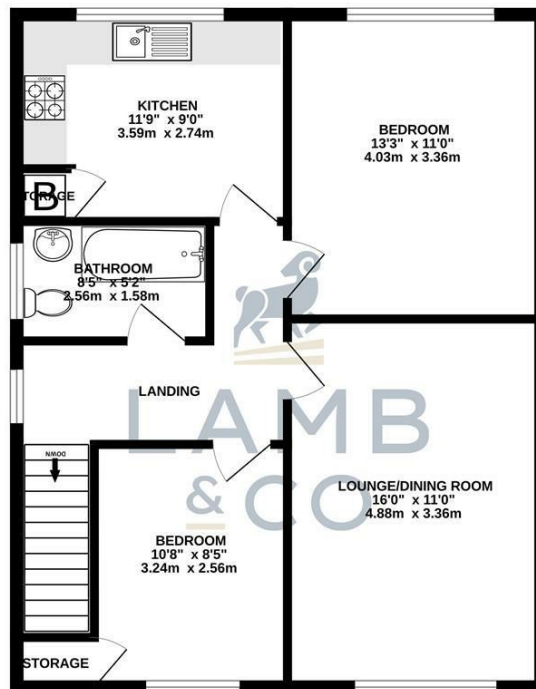
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 666 sq.ft. (61.9 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.