



## Kings Avenue Holland on Sea, CO15 5EY

Situated just off the seafront in the popular Holland-on-Sea, Sheen's are pleased to offer for sale this **SECOND FLOOR APARTMENT**. The property benefits from a balcony which has sea views looking over Holland-on-Sea's seafront. Local shopping amenities at Kings Avenue are located approximately 500 yards away, with Holland-on-Sea's seafront approximately 50 yards away.

- **Two Bedrooms**
- **Balcony with Sea Views**
- **17'6 Lounge**
- **15'9 max Bedroom**
- **Bathroom**
- **Kitchen**
- **Garage and Parking**
- **Sea Views**
- **Council Tax Band B**
- **EPC Rating C**



**Offers In Excess Of £150,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

External staircase to rear of property leading to second floor with double glazed entrance door leading to;

### ENTRANCE HALL

Radiator. Airing cupboard. Storage cupboard. Doors to;

### LOUNGE

17'6 x 10'

Radiator. Double glazed sliding door to;



## BALCONY

Offering westerly sea views over Holland-on-Sea seafront.



## KITCHEN

10'3 x 8'

Comprises; Laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Plumbing and space for gas oven, washing machine and fridge freezer. New wall mounted gas boiler concealed in cupboard (fitted June 2024). Selection of matching cupboards and drawers at both eye and floor level. Tiled splash backs. Double glazed window to rear.



## BEDROOM ONE

15'9 reducing to 12'9 x 9'

Radiator. Double glazed window to front.



## BEDROOM TWO

12'6 x 7'5

Double glazed window to rear. Radiator. Built in storage cupboard.



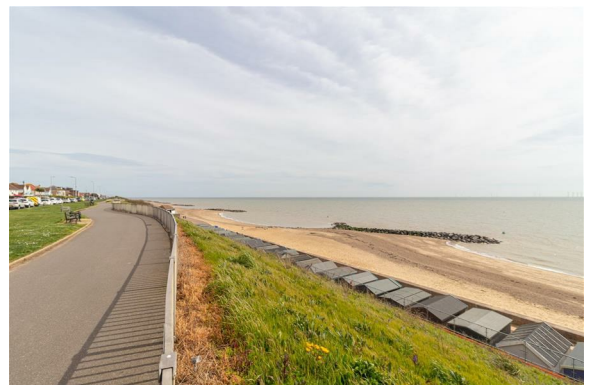
## BATHROOM

White suite comprising of; Low level W.C. Vanity hand wash basin with cupboards under. Panelled bath with wall mounted electric shower (not tested). Part tiled walls.



## OUTSIDE

Communal clothes drying area. Parking area to rear with allocated garage in block.



## LE 0424

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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## Material Information (Leasehold Property)

Tenure: Leasehold

Length of lease (years remaining): 950

Annual ground rent amount (£): £50.00

Ground rent review period (year/month):

Annual service charge amount (£): £1100

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): TBC

Non-Standard Property Features To Note:

## 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

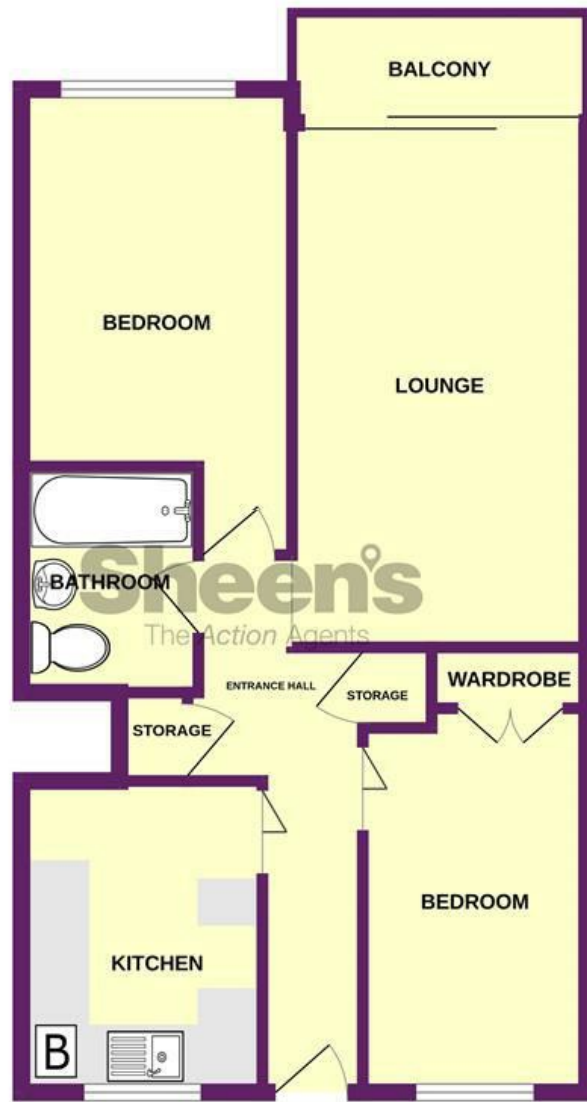
## AGENTS NOTE

The vendor has informed us that a new boiler was fitted in May 2024.



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GROUND FLOOR



10, MAPLIN COURT, CLACTON-ON-SEA, ESSEX, CO15 5EY

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