

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

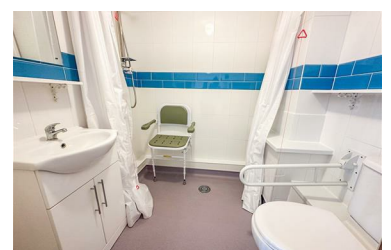
**Sheen's**  
The Action Agents



## The Lodge, Hall Crescent Holland-On-Sea, CO15 5DA

Located in the popular coastal area of Holland-on-Sea is this OVER 55'S RETIREMENT STUDIO APARTMENT which benefits partial sea views over the communal grounds and across the road. 'The Lodge' at Little Holland Hall offers facilities including; Communal Lounge/Dining Room, Guest Facilities, Regular Social Activities on site and also has the options of Laundry Service & Meals available (Additionally paid for when required). The regenerated beaches and sea front are located within 150 metres with Clacton town centre and mainline railway station within two and a quarter miles. An early viewing is advised on this Studio apartment which offers the opportunity of retirement in a prestigious area close to the sea, along with a manageable independent living space of your own.

- Studio Retirement Apartment
- 8'8 x 6'2 Bedroom Area
- 15'6 max Lounge/Kitchenette
- Modern Shower Room
- Double Glazed Windows
- Communal Gardens & Lake
- Communal Lounge/Diner
- Over 55's Retirement Complex
- No Onward Chain
- EPC TBC & Council Tax Band A



**Price £39,995 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed communal entrance door with security intercom system to:

### COMMUNAL ENTRANCE HALLWAY

Stair flight with stairlift and additional passenger lift to first floor. Access to Communal Lounge & Dining Room (Meals can be ordered upon request with additional charges applicable). Private Entrance door on first floor communal landing to:



### ENTRANCE HALLWAY

Built in airing cupboard. Open access to Lounge/Kitchenette & Bedroom Area. Door to Shower Room.

### SHOWER ROOM

6'7 x 5'9

Fully tiled Wet Room with a modern white suite. Comprises Wall mounted shower unit. Vanity wash hand basin with cupboards below. Raised low level W.C. Extractor fan (not tested).



### BEDROOM AREA

8'8 x 6'2

Studio style bedroom area.



## LOUNGE/KITCHENETTE

15'6 x 11'7 max

Wall mounted electric Radiator (not tested). Two double glazed windows overlooking communal grounds with distant sea views across road.

Kitchenette area comprises white gloss fronted units. Wood effect laminated rolled edge work surfaces with cupboards and drawers under. Range of matching wall units. Single drainer stainless steel sink unit with integrated dual hob and integrated fridge below.



## LOUNGE AREA VIEW



## KITCHENETTE AREA VIEW



VIEWS FROM LOUNGE OVER GROUNDS



---

# The Lodge, Hall Crescent, Holland-On-Sea, CO15 5DA

---

## OUTSIDE - FRONT

There is communal parking located to the front of the property.



## OUTSIDE REAR - COMMUNAL GROUNDS & LAKE

The property benefits from communal lawns with array of shrubs and trees. Pathway leads down to a Lake which is on the grounds.



## MEAL & LAUNDRY SERVICES

The Lodge at Little Holland Hall has the benefit of meal and laundry services which can be organised on an as and when basis - These services are available for an extra charge.

## HOLLAND SEA FRONT

Hollands regenerated beaches and sea front are located around 150 metres away.



---

# The Lodge, Hall Crescent, Holland-On-Sea, CO15 5DA

---

## Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: A

Length of lease (years remaining): 89 years Annual ground rent amount (£): £45 Ground rent review period (year/month): TBC Annual service charge amount (£): £5220 per year (£435PCM) Service charge review period (year/month): TBC

Any Additional Property Charges: No

Services Connected:

(Gas): No (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Over 55's Retirement Complex

## JE 0824

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.

## 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.

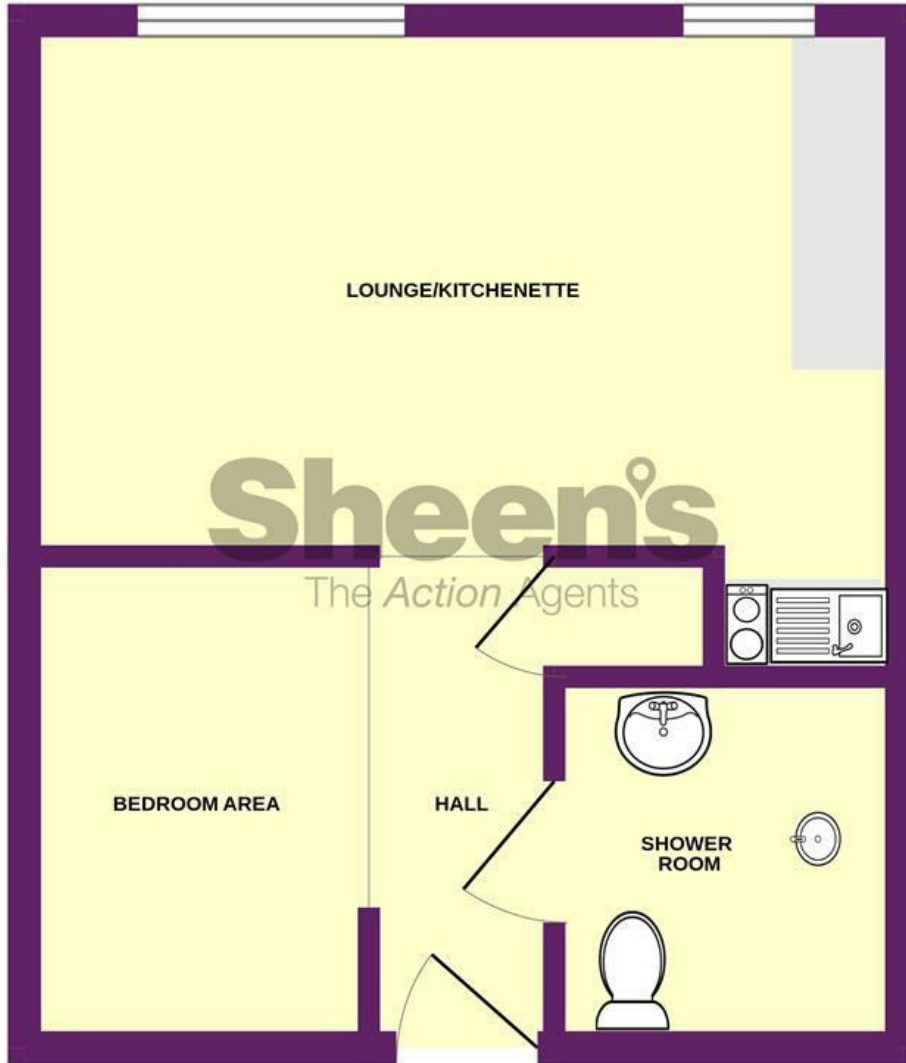
## Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



---

## FIRST 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.  
Made with Metropix ©2024

## Selling properties... not promises

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
☎ 01255 475444 ✉ clacton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents