



Holland House, Skelmersdale Road East Clacton, CO15 6BD

Located in this character property on the edge of 'The Gardens' area in East Clacton is this TWO BEDROOM FIRST FLOOR FLAT which is offered with No Onward Chain. Clacton's recently regenerated beaches and sea front are located within quarter of a mile with Clacton's town centre and mainline railway station around half a mile away. In the valuers opinion the property is presented in excellent decorative order and an early internal inspection is advised to appreciate the character and accommodation on offer.

- Two Bedrooms
- 14'1 x 11'10 Lounge
- Private South Facing Balcony
- Four Piece Bathroom Suite
- 12'1 Fitted Kitchen
- Gas Central Heating (n/t)
- Communal Gardens & Parking
- 199 Year Lease from 2010
- No Onward Chain
- EPC Rating C & Council Tax B



Price £145,000 Leasehold

Holland House, Skelmersdale Road, East Clacton, CO15 6BD

Communal Entrance door with intercom system to:

COMMUNAL ENTRANCE HALLWAYS

Stair flight to all floors. Private wooden entrance door to:



ENTRANCE HALLWAY

Built in storage cupboard. Part exposed feature beams. Double leaded light feature character doors to Lounge. Further doors to:



BEDROOM ONE

13'10 x 12'11

Radiator. Two double glazed windows to side.



BATHROOM

Fitted with a modern four piece white suite. Comprises panel bath with central mixer taps and shower attachment. Low level W.C. Pedestal wash hand basin. Independent shower cubicle. Chrome effect heated towel rail. Fully tiled walls. Wood effect laminate flooring. Exposed feature beams. Double glazed window to side.



KITCHEN

12'1 x 5'7

Fitted with a range of wood effect laminate fronted units. Laminated rolled edge work surfaces with cupboards, drawers and storage space under. Range of matching wall mounted units. Inset four ring gas hob with extractor hood above and inset electric oven below. Space and plumbing for washing machine. Fridge/freezer space. Tiled splash backs. Radiator. Double glazed window to front.



LOUNGE

14'1 x 11'10

Exposed feature beams. Radiator. Feature cast iron fireplace. Double glazed double doors leading to balcony. Further door leading to bedroom two.



ALTERNATE VIEW OF LOUNGE



BALCONY

South facing tiled private balcony overlooking communal gardens to front.



BEDROOM TWO

11'5 max x 11'3 max

The bedroom is located in the Turret of the building with double glazed windows overlooking the communal grounds. Radiator.



OUTSIDE

The property benefits from communal parking areas. Communal gardens mainly laid to lawn with array of flowers, shrubs and trees.



JE 1224

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.

Material Information (Leasehold Property)

Tenure: Leasehold Council Tax Band: B

Length of lease (years remaining): Approx 186 years remaining Annual ground rent amount (£):TBC Ground rent review period (year/month): Annual service charge amount (£): TBC Service charge review period (year/month): The owner has informed us that the yearly leasehold charges until 24th March 2025 is £2486. This includes: Ground Rent, Service Charges and Insurance

Any Additional Property Charges: No

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone & Broadband): TBC

Non-Standard Property Features To Note: Lease states no Pets Allowed

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.



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.
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