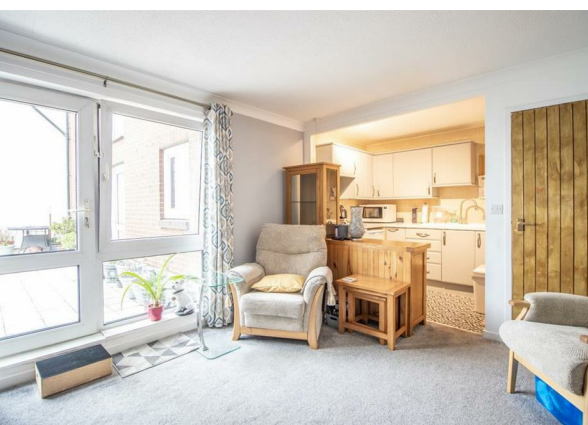
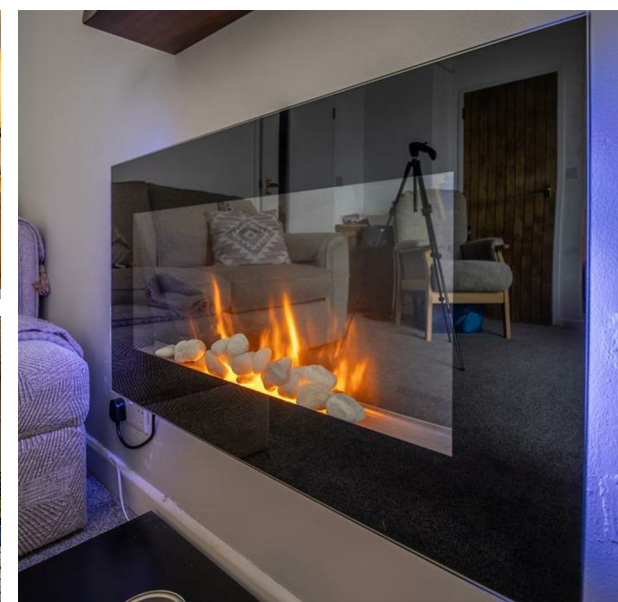


205 Holland Road, Westcliff-on-Sea, Essex, SS0 7TD  
Price Guide £130,000

**bear**  
*Estate Agents*



**205 Holland Road, Westcliff-on-Sea, Essex, SS0 7TD**

**Price Guide £130,000**

**Council Tax Band: C**

£130,000 - £150,000 Guide

Well presented, one double bedroom second floor retirement flat located on The Thames Estuary boasting access to a shared balcony/terrace, residents facilities and a central location close to amenities and travel links.

Bear Estate Agents are pleased to bring to the market, with estuary views, this one bedroom second floor flat, available for over 60s. The property has been well presented throughout, with the heart being found in the open plan lounge/diner that is complemented by an electric fire and has a door leading out to the sizeable shared balcony/terrace which overlooks the Thames Estuary. A generous kitchen also leads on from the lounge/diner and has space for white goods. Further accommodation includes a sizeable double bedroom with built-in wardrobes, storage and a three piece shower room. Homecove House benefits from having communal grounds, lift access, a laundry room, a social communal lounge, library and guest rooms.

Holland Road is just a stones throw away from the seafront, providing picturesque views across the Thames Estuary. There are ideal amenities within a close distance, including the Cliffs Pavillion. Also within the area, you will find bus connections and Westcliff Train Station.

### **One Bedroom Second Floor Flat**

#### **Entrance Hall**

#### **Lounge/Diner**

12'11 x 11'9

#### **Kitchen**

7'4 x 5'6

#### **Bedroom**

16'3 x 8'9

#### **Shower Room**

#### **Storage**

#### **Shared Balcony/Terrace**







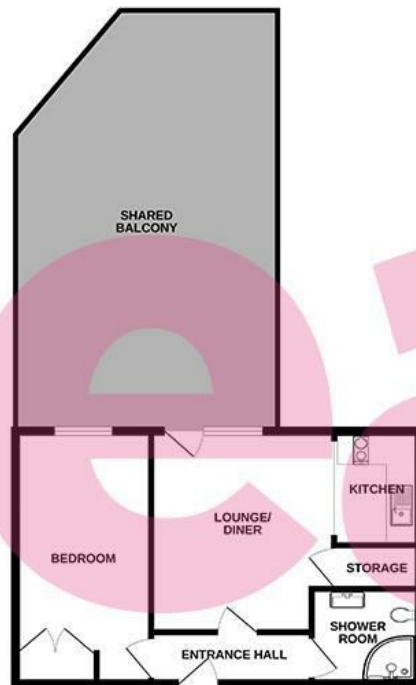


# bear

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SECOND FLOOR  
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA: 39.2 sq.m. (422 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are for information and no guarantee as to their condition or efficiency can be given.  
 Made with Metaphor 0026

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 80                      | 85        |
| (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 |           |