

## **307 Homecove House**

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



**PRICE: £110,000**

**Lease: 99 years from 1985**

### **Property Description:**

**A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE THIRD FLOOR OVERLOOKING COMMUNAL GARDENS AND WITH SEA VIEWS.**

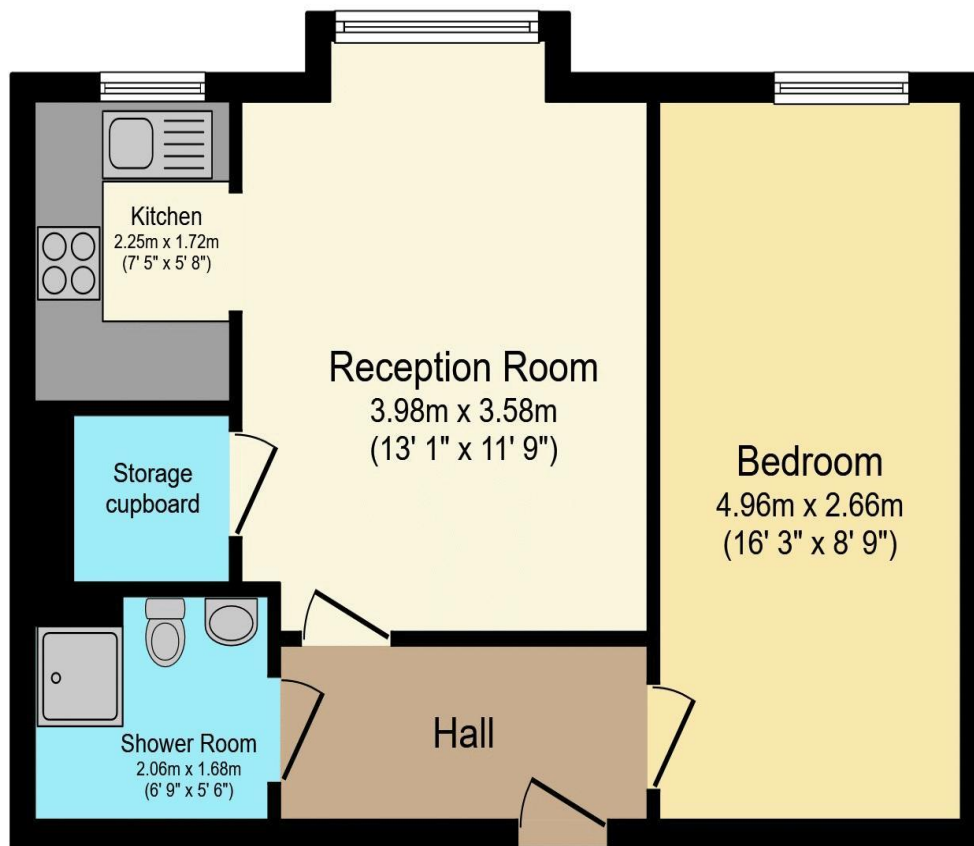
This development occupies an imposing seafront position with many apartments having sea views and/or balconies. Homecove House was constructed by McCarthy & Stone (Developments) Ltd and comprises 142 properties arranged over 10 levels each served by three lifts. The resident Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Two Residents' lounges and Hobbies rooms  
2 Communal Laundries  
3 Lifts to all floors  
Many apartments with sea views/balconies  
24 hour emergency Appello call system & CCTV

2 Guest Suites  
Development Managers  
Price to include carpets and light fittings  
Lease:

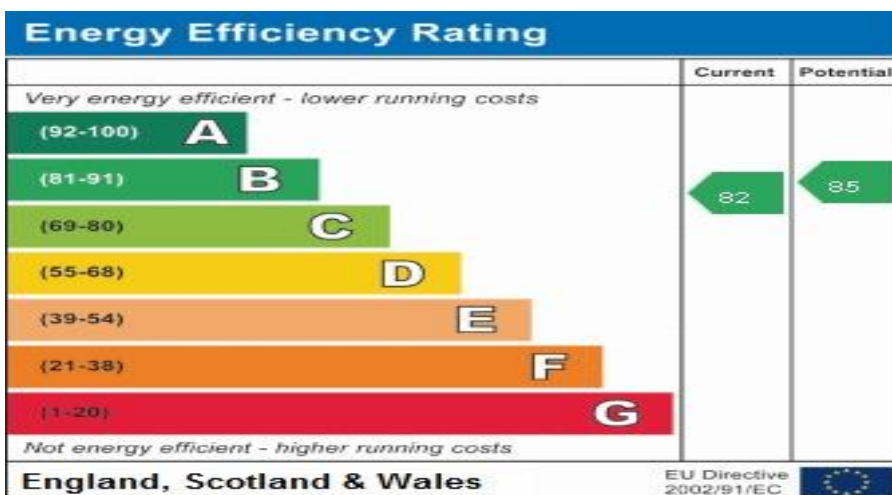


**For more details or to make an appointment to view, please contact  
Mandy Abbott**



Total floor area 44.9 sq.m. (483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£443.00**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£5051.82**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**Nil Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.