

The Lodge, Little Holland Hall, Holland-on-Sea, CO15 5DA

£50,000

Blake & Thickbroom are pleased to be offering for sale this appealing combination of independent living, comfort and peace of mind, this attractive one bedroom first floor apartment presents an excellent opportunity for those seeking a more relaxed and manageable lifestyle within a dedicated retirement setting.

The well-planned accommodation comprises a welcoming lounge / kitchen, providing a versatile living and dining environment, alongside a generously proportioned bedroom. Further benefits include electric heating and double glazing.

The development itself has been thoughtfully designed with residents' comfort and security in mind, featuring an in-house manageress and strategically positioned emergency alarm cords, offering additional reassurance whilst maintaining independent living.

Externally, residents benefit from attractive communal gardens, providing pleasant surroundings in which to relax and enjoy the outdoors, together with communal parking facilities.

An excellent opportunity to acquire a well-appointed retirement apartment, combining independent living with the reassurance of on-site management, all being offered with NO ONWARD CHAIN!

Entrance Hall - Storage Cupboard

Bedroom One - 2.77m x 2.62m (9'1" x 8'7") - Built In Wardrobe

Bathroom - 2.06m x 1.73m (6'9" x 5'8")

Lounge / Kitchen - 4.78m x 3.07m (15'8" x 10'1") - Loft Access

Material information for this property.
Tenure is Leasehold. 125 Years from 1st June 1988
Council Tax Band - A.
EPC Rating - D.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Unknown. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Annual Service Charge £5,520 / Annual Ground Rent £115
Non standard properties features to note - Residents must be 55 years or older

Property Type: Flat

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

- NO ONWARD CHAIN!
- VIDEO TOUR AVAILABLE!
- ONE BEDROOM FIRST FLOOR FLAT!
- OVER 55'S RETIREMENT COMPLEX!
- 15'8 x 10'1 LOUNGE / KITCHEN!
- 9'1 x 8'7 BEDROOM ONE!
- ELECTRIC HEATING!
- DOUBLE GLAZING!
- IN HOUSE MANAGERESS & EMERGENCY ALARM CORDS!
- COMMUNAL PARKING & GARDENS!

Please note prospective purchasers must confirm with their legal representatives that the tenure and details are correct as Blake & Thickbroom have not seen sight of any formal lease or management pack.

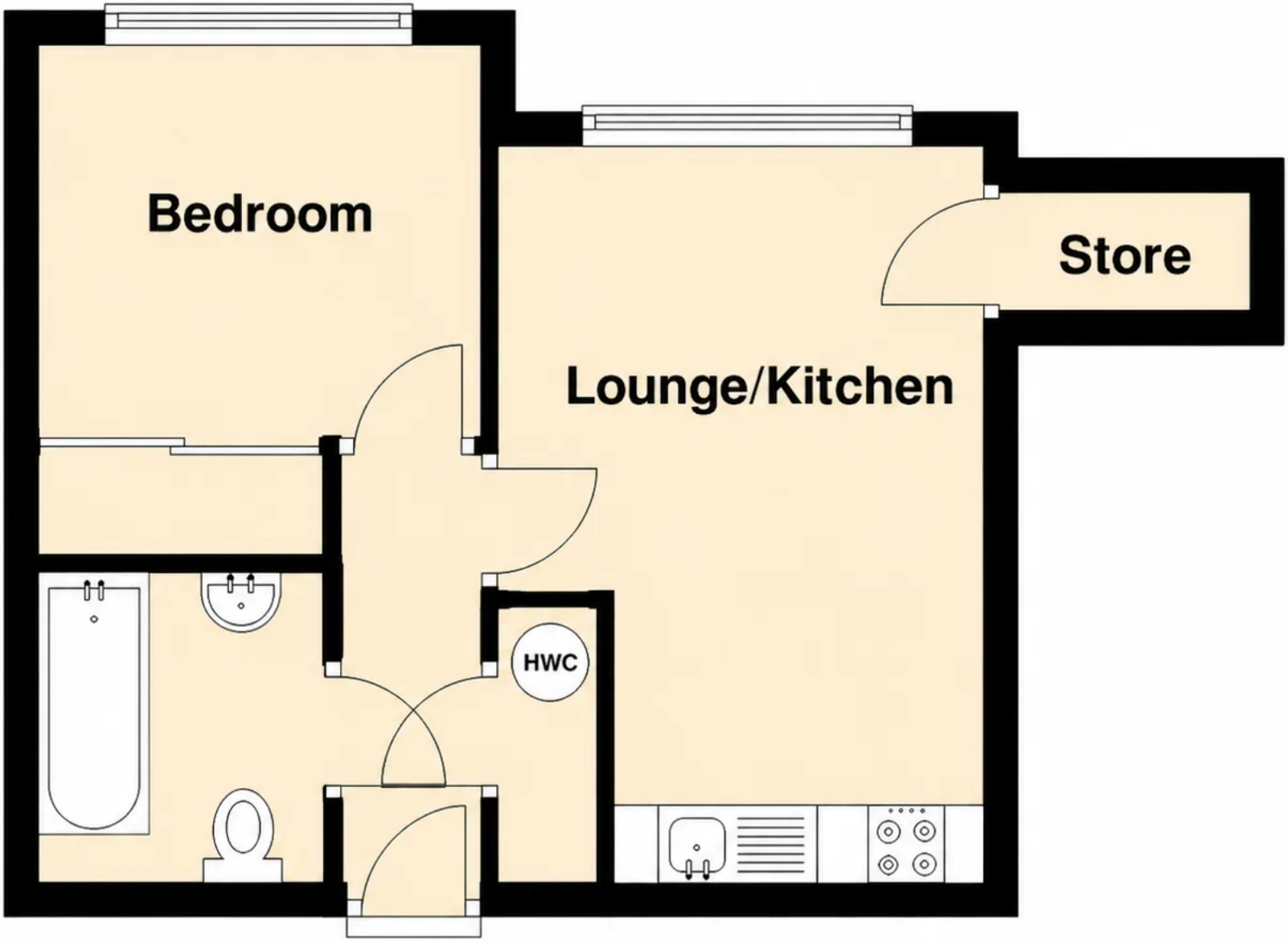
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017- When agreeing a purchase, prospective purchasers will be asked to undertake identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants/buyers via a third party company who undertake our Anti Money Laundering checks.


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Bedroom
Store
Lounge/Kitchen
HWC