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**Little Holland Hall, Holland on Sea CO15 5DA**

Clacton-on-sea

**£35,000**

**NO ONWARD CHAIN** – Located in the highly desirable coastal area of Holland-on-Sea, this ground floor over 55's retirement studio apartment offers an excellent opportunity for independent living just moments from the seafront.

Positioned within The Lodge at Little Holland Hall, the property overlooks and benefits from direct access to well-maintained communal grounds and a range of on-site facilities including a communal lounge/dining room, guest suite and regular organised social activities. Additional services such as laundry and meal options are also available (subject to additional charges).

The recently regenerated beaches and seafront are approximately 150 metres away, ideal for coastal walks, while Clacton's Town Centre and mainline railway station are situated around 3 miles from the development.

This well-presented studio provides a manageable and low-maintenance living space, perfect for those seeking a relaxed retirement lifestyle in a prestigious seaside location.

Early viewing is highly recommended.

**BEDROOM AREA - 2.82m x 1.83m (9'3" x 6'0")**

**BATHROOM - 2.06m x 1.83m (6'9" x 6'0")**

**LOUNGE / KITCHENETTE - 5.66m x 2.54m (18'7" x 8'4")**

#### **Material Information For This Property**

Material information for this property:

Tenure is Leasehold. 125 Years from 1st June 1988 Council Tax Band: A. EPC: TBC

Services connected:

Electricity: Yes

Gas: No

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Not Connected.

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: Yes. Annual Service charge £5359.17. Annual Ground Rent £114.56

Non standard property features to note: Residents must be 55 years or older





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