



Holland House, Skelmersdale Road East Clacton, CO15 6BD

Located in this imposing character building on the edge of the prestige 'Gardens' area of East Clacton is this spacious THREE BEDROOM FIRST FLOOR FLAT. Clacton's recently regenerated beaches and sea front are just over 300 metres away with Clacton's town centre and mainline railway station within half a mile. An early viewing is highly recommended to appreciate the good size accommodation and character this property has to offer.

- **Three Bedrooms**
- **17'10 x 12'2 Lounge**
- **12'11 x 7'11 Kitchen**
- **Gas Central Heating (n/t)**
- **Allocated Parking Space**
- **Communal Gardens**
- **Fully Double Glazed**
- **Three Piece Bathroom Suite**
- **Just over 300 Metres To The Beach**
- **EPC Rating C & Council Tax B**



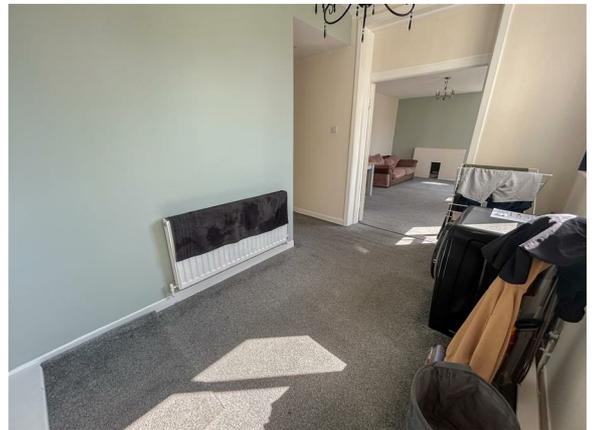
Price £175,000 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

HALLWAY

Entrance door to entrance hallway. Space and plumbing for washing machine. Double glazed window to front.



LOUNGE

17'10 x 12'2

Radiator. Double glazed window to front.



KITCHEN

12'11 x 7'11

Fitted with a range of grey and white gloss fronted units. Comprising; rolled edge work surfaces with cupboards and drawers below. Inset sink unit with mixer tap. Integrated four ring hop with cooker below (not tested). Extractor fan (not tested). Space for fridge/freezer. Double glazed window and door to outside rear.



BEDROOM ONE

18'3 x 11'1

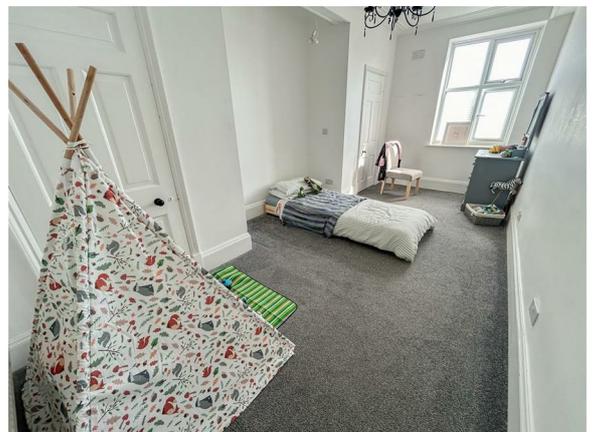
Radiator. Double glazed window to side.



BEDROOM TWO

18'3 x 9'7

Radiator. Storage cupboard. Double glazed window to side.



BEDROOM THREE

10'11 x 10'9

Radiator. Double glazed window to rear.



BATHROOM

Low level W/C. Vanity hand wash basin with mixer tap. Panelled bath. Double glazed window to side.



OUTSIDE FRONT

Communal lawns. Allocated parking space.



EH 0825

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 via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.



Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band- B ; Payable 2026/2027 £1731.31 Per Annum

Length of lease (years remaining): 183 Years

Annual ground rent amount (£): N/a

Ground rent review period (year/month): N/a

Annual service charge amount (£):

Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Lease Disclaimer

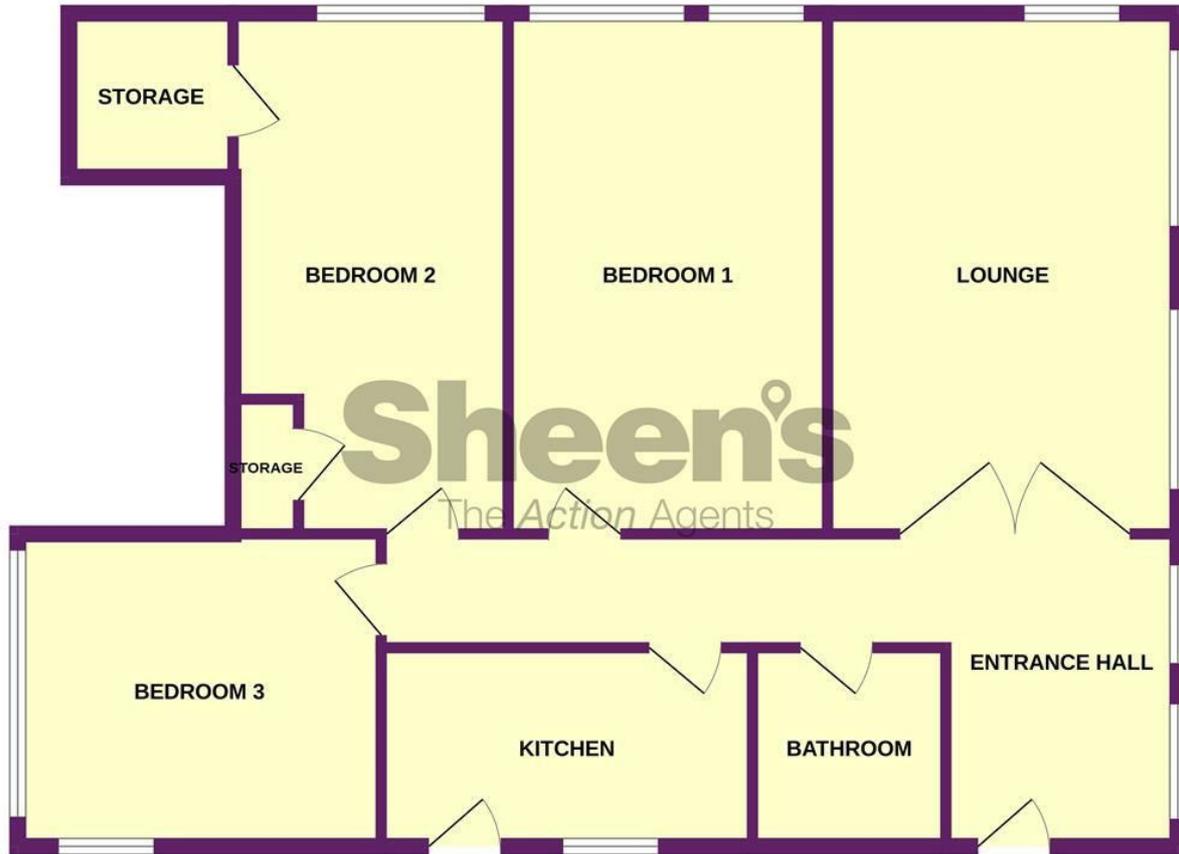
It is up to any interested party to satisfy themselves of the lease details with their legal representative before entering into a contractual agreement.

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
1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 sq.m.) approx.
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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Selling properties... not promises

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