HAIR & SON



Holland Road, Westcliff-on-Sea
Guide Price £75,000 Leasehold

- ONE DOUBLE BEDROOM FOURTH FLOOR RETIREMENT APARTMENT
- A FIVE MINUTE WALK TO WESTCLIFF TRAIN STATION PROVIDING EASY ACCESS TO LONDON
- PRIME SEAFRONT LOCATION CLOSE TO AMENITIES
- DIRECT GROUND FLOOR ACCESS
- FURNITURE INCLUDED IF DESIRED (FREE OF CHARGE)
- NO ONWARD CHAIN













** £75,000 to £85,000 **
We are delighted to offer this beautifully presented bright and airy one double bedroom retirement flat in the popular Homecove House complex, which is directly located on the seafront and is within walking distance to all local amenities including shops and eateries on Hamlet Court Road, Westcliff train station and the Cliffs Pavilion.

The flat has been decorated and maintained to a high standard throughout and comprises of a double bedroom with built in storage, a large living space providing access to the fitted kitchen with high gloss white base and wall units, worktops with inset sink unit plus recently fitted appliances such as an integrated oven, microwave, ceramic hob and extractor fan and full size built-in fridge-freezer, and a freestanding dishwasher which will remain. Lastly you have the three piece bathroom comprising of a wash hand basin, low level w/c and a panelled bathtub fitted with a brand new overhead shower.

Homecove House is an established community with a vibrant calendar of events, both weekly and seasonally. It offers free parking, a resident's lounge, a laundry room, a games room, guest facilities, a 24 hour emergency pull cord system, lifts to all levels and a communal garden with patio areas overlooking the seafront. Residency for 60 years and over.

Ground floor access is provided directly from Palmeira Avenue.

The flat is offered to the market with vacant possession, therefore no onward chain.

ENTRANCE HALL

LIVING ROOM
19'2" x 10'5"

KITCHEN
7'3" x 5'4"

BEDROOM
11'4" x 8'7"

BATHROOM
6'8" x 5'4"

TENURE
Lease information has been provided by the seller.

We understand the remaining lease is 59 years with the following charges:

Service charge - £3639 per annum, this includes water rates, usage of laundry rooms and refuse. Also includes the maintenance of the building externally and internally.

Ground Rent - £443 per annum.

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These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



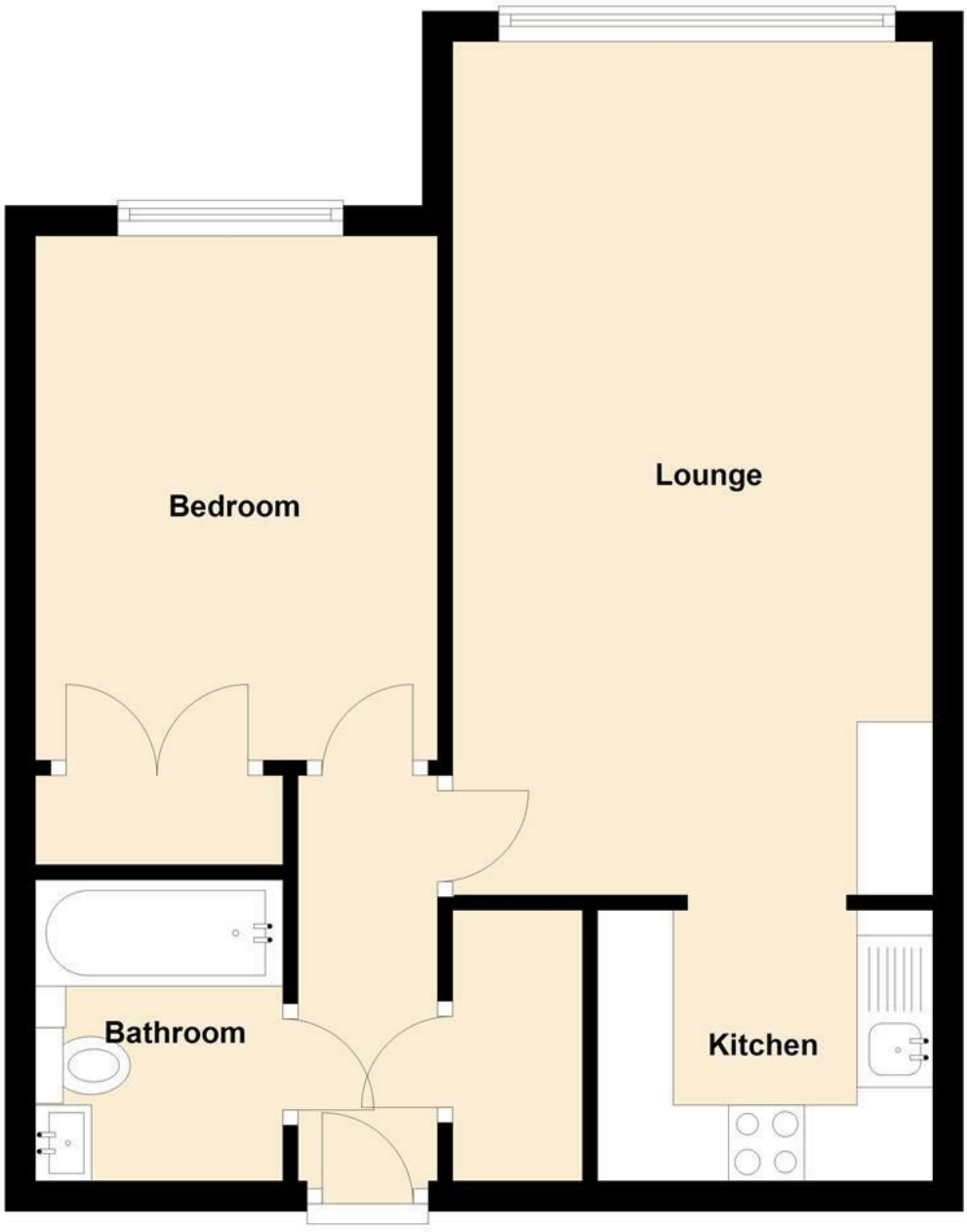






Local Authority **Southend on Sea Borough Council**
Council Tax Band **C**
EPC Rating **B**

Floor Plan



Sales Office

190 London Road, Southend-On-Sea, Essex, SS1 1PJ

Contact

01702 34 11 77

https://hairandson.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements