110 Old Road, Clacton On Sea, Essex, CO15 3AA
01255 475444 clacton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents

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

***Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £12,500 ***
Sheen's Estate Agents are pleased to offer this OVER 55'S FIRST FLOOR RETIREMENT STUDIO APARTMENT located in Holland-On-Sea. The regenerated beaches and sea front are located within 150 metres with Clacton town centre and mainline railway station within two and a quarter miles. This property is being offered with NO ONWARD CHAIN. An early viewing is advised to appreciate the accommodation this property has to offer.

- Studio Retirement Flat
- 13'3 x 12'11 Lounge Area
- 5'11 x 4'1 Kitchen
- Shower Room
- Electric Heating (n/t)
- Over 55's
- Communal Gardens & Lake
- Communal Lounge/Diner
- Immediate Exchange of Contracts Available
- EPC Rating C & Council Tax A

By Auction £12,500 Leasehold

Accommodation Comprises

The accommodation comprises approximate room sizes:

LOUNGE/BEDROOM

13'3 x 12'11

Electric heater (not tested). Double glazed window to front.

KITCHEN

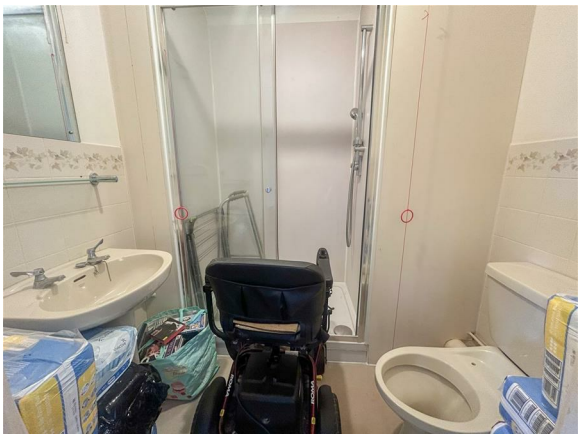
5'11 x 4'1

Fitted with wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards below. Inset stainless steele sink unit. Electric two ring hob (not tested). Space for fridge freezer. Storage cupboard housing water tank (not tested).

SHOWER ROOM

6'8 x 510

Low level W/C. Pedestal hand wash basin. Shower cubical with wall mounted shower attachment (not tested).



OUTSIDE - Communal Grounds

Communal Lawns with lake. Communal Parking.

Material Information (Leasehold Property)

Tenure: Leasehold
Council Tax Band: A ; Payable 2026/2027 £1483.98 Per Annum
Length of lease (years remaining): 87 Years
Annual ground rent amount (£): 114.56
Ground rent review period (year/month): TBC
Annual service charge amount (£): 5,203.20 - £433.60 a month
Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:
(Gas): No
(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:

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.

Draft Details

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

EH 0625

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:
Council Tax: Tendring District Council; Council Tax Band ; Payable 2025/2026 £ Per Annum

Length of lease (years remaining): Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage):

Non-Standard Property Features To Note:

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

AUCTIONEEERS ADDITIONAL COMMENTS

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

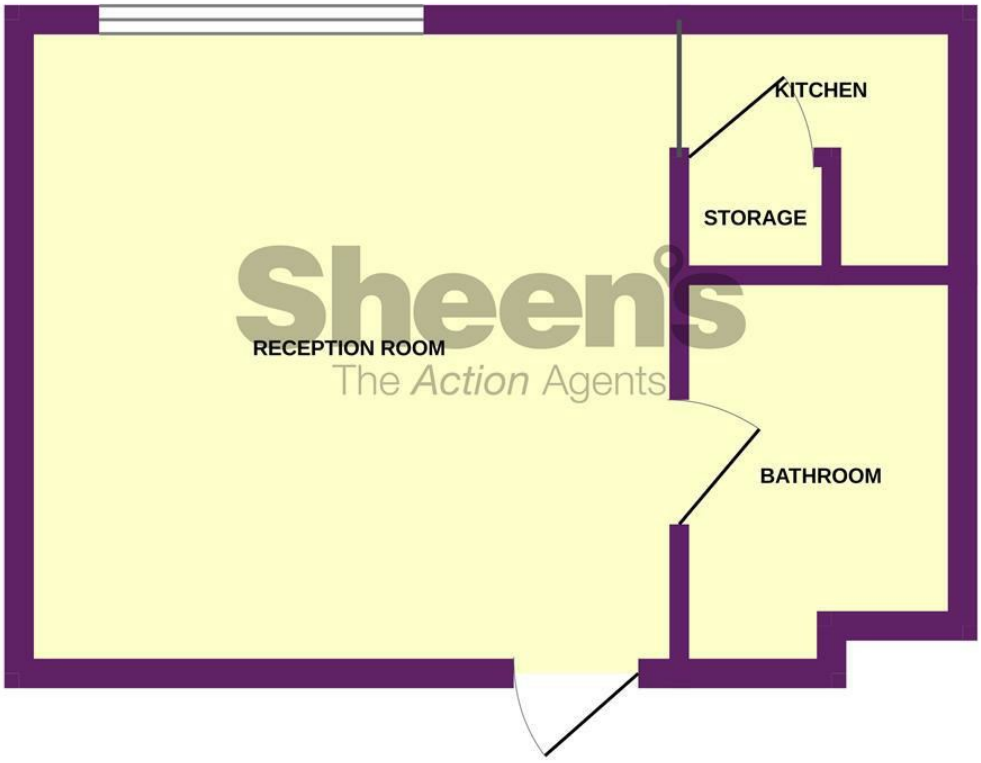
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised

that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR



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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