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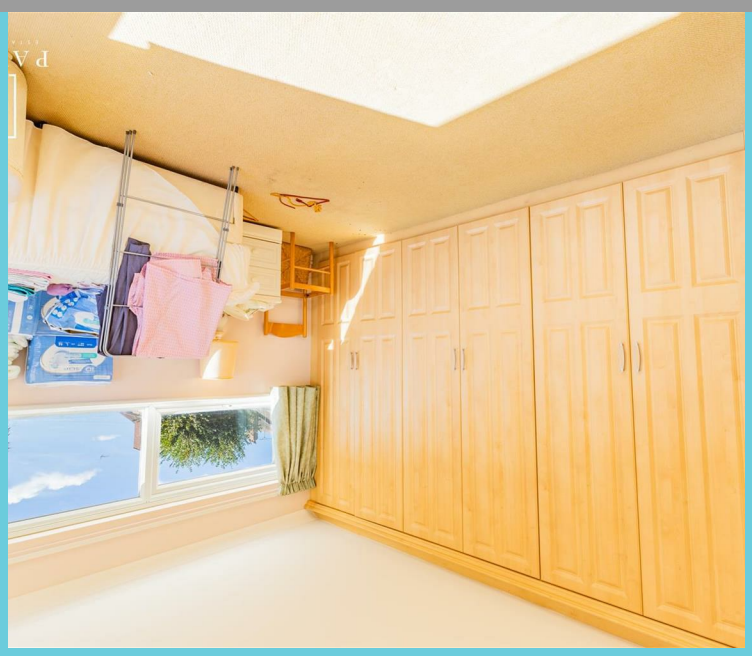
PAVEYS
ESTATE AGENTS



2 Salisbury Court, Kings Avenue

Holland-On-Sea, CO15 5SA

Guide price £160,000 Leasehold

PAVEYS
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Holland-On-Sea, CO15 5SA

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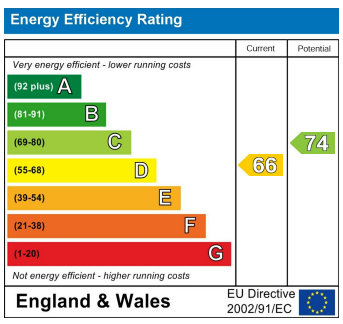
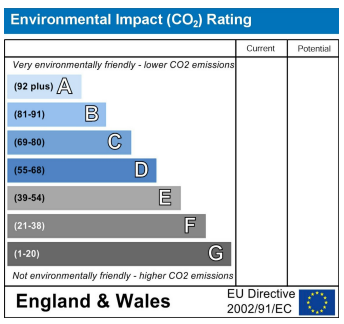
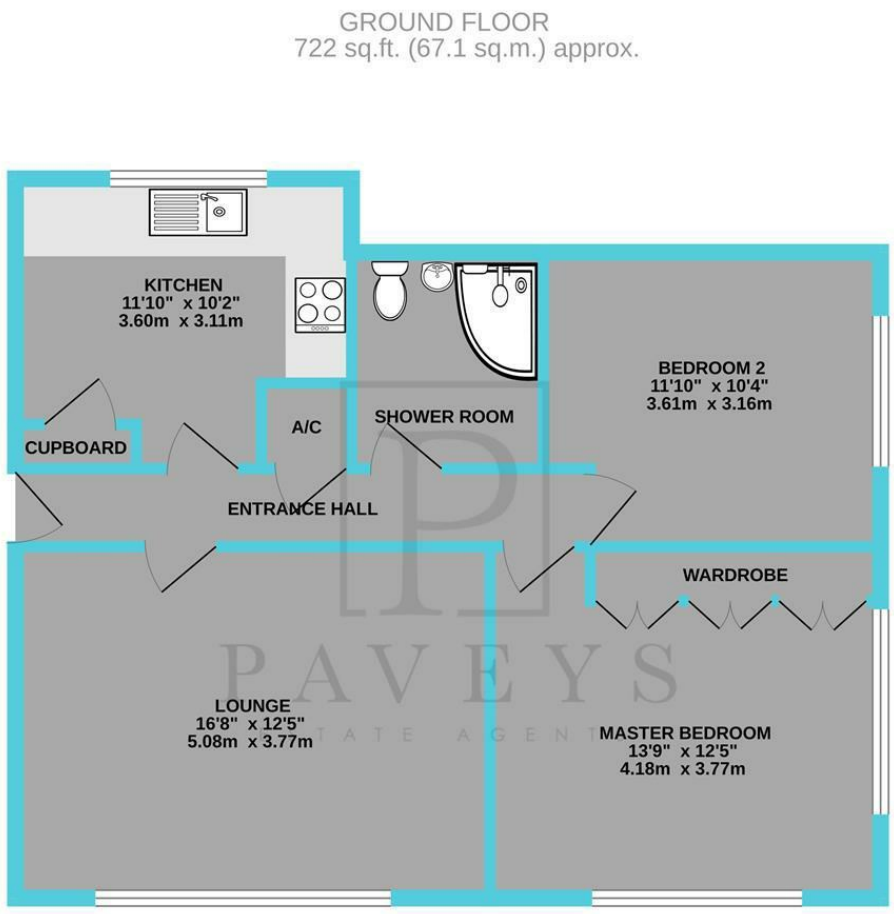
******* GUIDE PRICE £160,000-£165,000 ******

Bright & Sunny Ground Floor Flat Close to Holland-on-Sea Seafront. Offered with no onward chain, this bright and sunny ground floor apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned within easy reach of Holland-on-Sea's beautiful seafront and sandy beach, the property enjoys a highly desirable coastal location, perfect for those seeking a relaxed seaside lifestyle. The apartment benefits from two double bedrooms, a long lease, low service charges, a dedicated parking space, and well-presented accommodation filled with natural light throughout. Its convenient ground floor position adds to the property's appeal, providing comfortable and accessible living. Early viewing is highly recommended to appreciate both the accommodation on offer and the enviable location close to the seafront. Call Paveys to arrange your appointment to view!







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COMMUNAL ENTRANCE
Double glazed entrance door and full height panel, stair flight to all floors.

ENTRANCE HALL
Private entrance door, fitted carpet, coved ceiling, built in airing cupboard, radiator.

LOUNGE 16'8 x 12'5 (5.08m x 3.78m)
Double glazed window to front, fitted carpet, coved ceiling, fire surround and hearth, TV point, radiator.

KITCHEN 11'10 x 10'2 (3.61m x 3.10m)
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven, electric hob with extractor over, space and plumbing for washing machine, space for under counter fridge, built in cupboard. Double glazed window to rear, vinyl flooring, tiled splash backs, radiator.

MASTER BEDROOM 13'9 x 12'5 (4.19m x 3.78m)
Double glazed windows to front and side aspects, fitted carpet, coved ceiling, range of fitted wardrobes, radiator.

BEDROOM TWO 11'10 x 10'4 (3.61m x 3.15m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Vinyl flooring, part tiled walls, radiator.

COMMUNAL GARDENS
The property is surrounded by well maintained communal gardens.

PARKING
Allocated parking space.

LEASE TERM & SERVICE CHARGES
The property has a Lease Term of 999 years from 29th September 1975.
The Service Charges is £210 (half yearly).
The Ground Rent is £7.50 (half yearly).
The property has the benefit of a Parking Space.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.