





KINGS AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5EY

Price

£128,000

LEASEHOLD

- Two Bedrooms
- Buy To Let Investors Only
- Balcony
- Sea Views
- Ideal Investment Opportunity
- Garage & Off Street Parking
- Close to Amenities & Seafront
- Rental Income Of £900 Per Calendar Month
- No Onward Chain
- Council Tax Band - B / EPC Rating - C

2 | 1 | 1 | C

FENTONS
ESTATE AGENTS

*** INVESTMENT OPPORTUNITY *** Situated in the sought after coastal area of Holland-on-Sea offering balcony with SEA VIEWS, Fentons are delighted to bring to market this well presented TWO BEDROOM THIRD FLOOR FLAT. Ideally located just a short stroll from the seafront, the property benefits from easy access to the beach, local shops, cafés and everyday amenities, while also being conveniently positioned for access to Clacton-on-Sea railway station, providing direct rail links into London Liverpool Street and surrounding areas.

The property is being sold with a tenant in situ currently paying £900 PCM, generating an annual rental income of £10,800. Based on a purchase price of £137,500, this equates to an attractive gross rental yield of approximately 7.85%, making it an appealing addition to any investment portfolio.

Accommodation comprises of approximate room sizes:

Stair flight to third floor. Obscured sealed unit double glazed door leading to:

Hallway
Built in airing cupboard housing combination boiler providing heating and hot water throughout. Built in storage cupboard. Radiator. Door to:

Kitchen
10'4" x 8'
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to front.

Bedroom Two
12'5" x 7'5"
Built in wardrobes. Radiator. Sealed unit double glazed window to front.

Bathroom
Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.

Bedroom One
15'8" into dr x 9'
Radiator. Sealed unit double glazed window to rear.

Lounge
17'6" x 9'10"
Radiator. Sealed unit double glazed sliding patio door leading to balcony.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 300
Annual ground rent amount (£): 25
Ground rent review period (year/month):
Annual service charge amount (£): 1500
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1731.31 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: N/A

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.

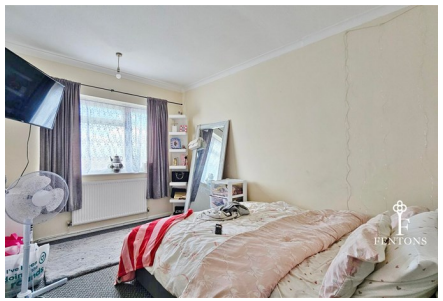
REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website











12A MAPLIN COURT KINGS AVENUE, HOLLAND-ON-SEA, ESSEX, CO15 5EY



Disclaimer - Wide Angle Lens Etc

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.

Lease Info

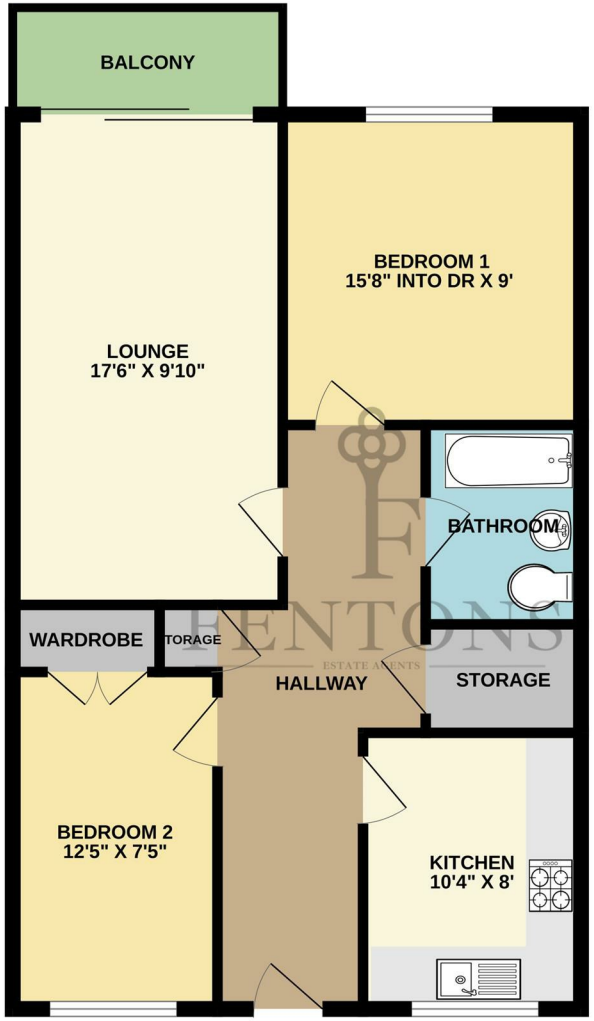
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.







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.
Made with Metropix ©2026

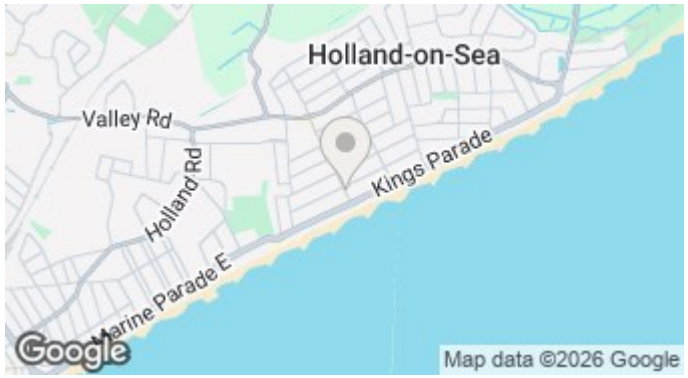
Call us on

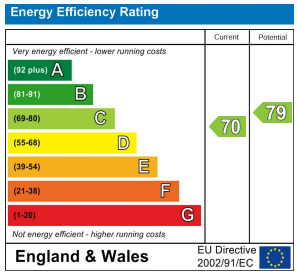
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

B





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.

FENTONS
ESTATE AGENTS