Lyndhaven Court, Holland on Sea, Essex, CO15 5HS

£170,000

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Blake & Thickbroom are pleased to offering this purpose built ground floor flat situated just a few steps from Clacton's regenerated seafront and promenade. This apartment offers an exceptional lifestyle opportunity - whether as a permanent residence, seaside retreat or investment property.

COMMUNAL ENTRANCE HALL: Communal entrance door to communal hallway. Stairs flights and entrance door to the apartment.
ENTRANCE HALL: L Shaped entrance hall, laminated flooring, built in airing cupboard, further built in storage cupboard. Doors to all rooms.
LOUNGE DINER: 4.88m x 3.58m (16'0 x 11'9) - Tiled flooring, wall mounted electric storage heater, double glazed window to side, double glazed sliding patio doors to patio/balcony affording sea views.
KITCHEN: 4.72m x 2.26m (15'6 x 7'5) - Fitted with a range of laminated fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap over. Cupboards, drawers and storage space under. Range of matching eye level cupboards. Integrated electric hob with extractor fan above, further built in oven. Double glazed window to side affording sea views.
BEDROOM ONE: 3.25m x 3.12m (10'8 x 10'3) - (to fitted wardrobes and plus door recess) Wall mounted electric storage heater, double glazed window to front affording sea views.
BEDROOM TWO: 3.84m x 2.06m (12'7 x 6'9) - (to fitted wardrobes) Double glazed window to front affording sea views.
SHOWER ROOM: Modern white coloured suite comprising glazed walk in shower enclosure, vanity wash basin, electric chrome effect radiator, part tiled walls.
SEPARATE WC: Fitted with low level WC.
OUTSIDE: Lawned communal gardens to the front and side of the building. Vehicular access from Lyndhurst Road to private parking area and access to allocated parking space. Further communal door from the underground parking giving access to communal hallways and stair flights.

Material information for this property
Tenure is Leasehold 999 year lease granted as of 9th April 2002
Council Tax Band: C. EPC: D
Services connected
Electricity: Yes
Gas: No
Water: Yes
Sewerage type: Mains
Telephone and Broadband coverage: disconnected
Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges: Yes we have been advised that the current level of service charge and ground rent totals approximately £2,000 per year.
Non standard property features to note: None

Tenure: Leasehold

Property Type: Flat

- TWO BEDROOMS
- 16' x 11'9 LOUNGE/DINER
- 15'6 x 7'5 KITCHEN
- MODERN SHOWER ROOM
- SEPARATE WC
- UPVC DOUBLE GLAZING
- ELECTRIC STORAGE HEATING
- ALLOCATED PARKING
- SEA VIEWS
- BALANCE OF 999 YEAR LEASE

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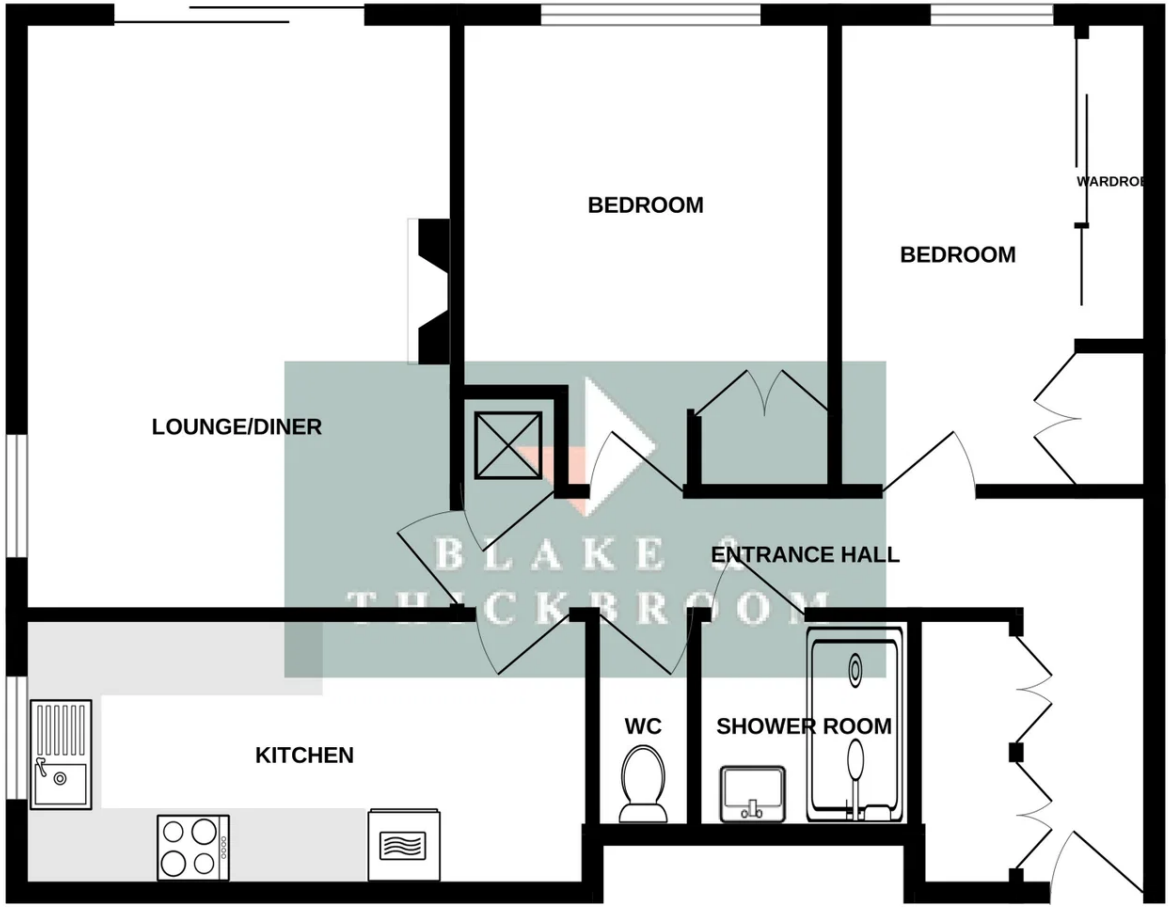
GROUND FLOOR



LYNDHAVEN COURT, HOLLAND-ON-SEA, ESSEX, CO15 5HS

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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