Holland Road

Westcliff-on-Sea

- TWO BEDROOM RETIREMENT FLAT
- POPULAR HOMECOVE HOUSE COMPLEX
- NEW MODERN KITCHEN
- COMMUNAL FACILITIES
- FIFTH FLOOR
- CONTEMPORARY REFURBISHMENT
- CAR PARK
- SEAFRONT LOCATION
- SECURE ENTRY SYSTEM
- NO ONWARD CHAIN

Guide Price £150,000 Leasehold

Welcome to this beautifully refurbished two bedroom retirement flat in the popular Homecove House complex. The property offers a buyer a great amount of space and benefits from being extremely well presented having been refurbished by the current vendor to a high standard throughout.

The accommodation comprises of two double bedrooms, the main bedroom of which features fitted wardrobes. A great sized living room which measures 15'1 x 10'6 and flows directly in to the new contemporary kitchen fitted with good specification Lamona appliances. Lastly you have a modern three piece bathroom consisting of a low level w/c, wash hand basin, a walk in shower and a heated towel rail.

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.

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

HALL
8'7" x 7'7"

BEDROOM ONE
14'7" x 8'4"

BEDROOM TWO
11'8" x 7'6"

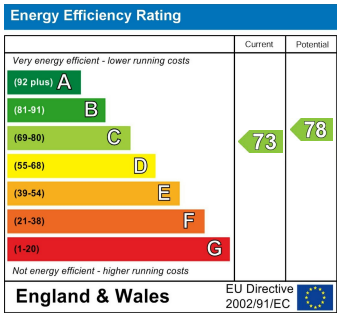
LIVING ROOM
15'1" x 10'6"

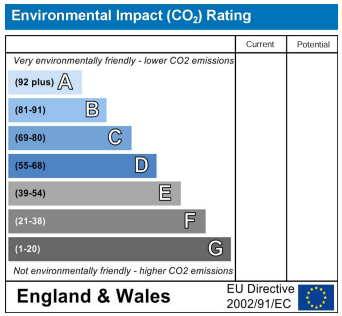
KITCHEN
7'4" x 5'3"

BATHROOM
9'9" x 5'3"

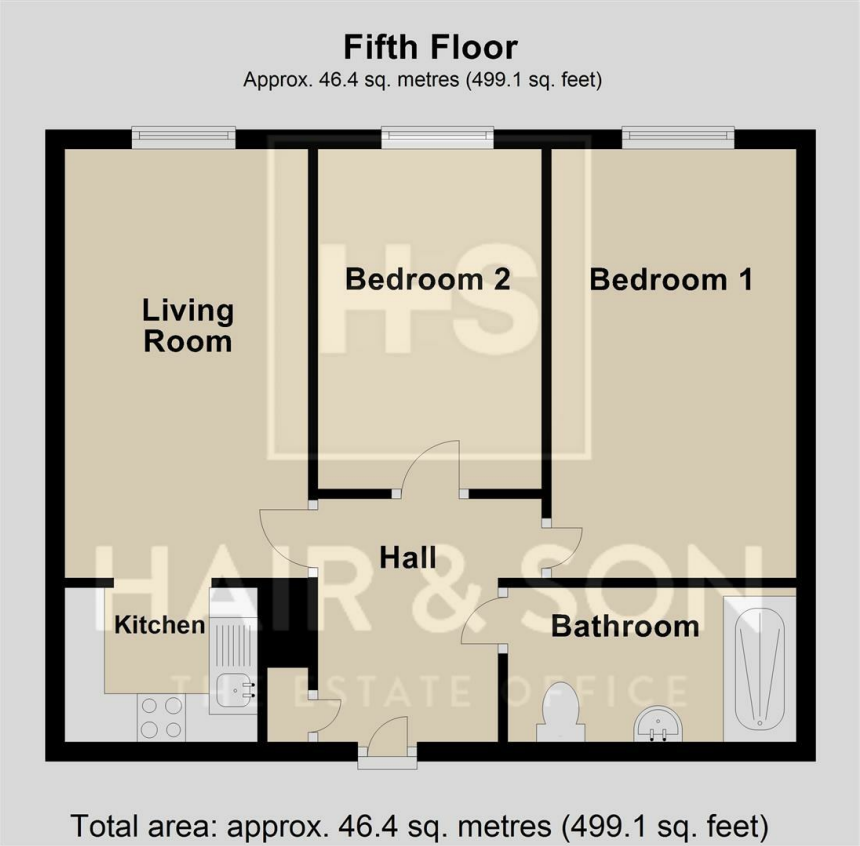
TENURE
LEASE REMAINING - 60 YEARS
SERVICE CHARGE - £6340
GROUND RENT - £582.90
COUNCIL TAX - C
EPC - C

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 **C**



Sales Office

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

Contac

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.