

📍 110 Old Road, Clacton On Sea, Essex, CO15 3AA  
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**Sheen's**  
The Action Agents



## Holland Road Holland-on-Sea, CO15 6PA

Offered with NO ONWARD CHAIN in the desirable area of Holland-on-Sea, this charming TWO BEDROOM FIRST FLOOR FLAT on Holland Road presents an excellent opportunity for both first-time buyers and investors alike. The property is conveniently positioned just 1.25 miles from Clacton-on-Sea's mainline railway station with its links to London Liverpool Street. The property is situated a mere 750 metres away from Holland-on-Sea's regenerated beaches and seafront. An internal inspection is highly advised to appreciate the accommodation on offer.

- Two Bedrooms
- 16'11 x 11'10 Lounge
- 12'9 x 9'1 Kitchen
- Fully Double Glazed
- Gas Central Heating (n/t)
- Communal Garden
- Off Street Parking
- Garage In Block
- No Onward Chain
- Council Tax Band B & EPC Rating C



**Price £173,000 Leasehold**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

UPVC Double glazed entrance door to:

### COMMUNAL HALL

Stair flight to first floor. Door to:



### ENTRANCE HALL

Radiator. Two storage cupboards. Door to:



**LOUNGE**

16'11 x 11'10

Radiator. Double glazed bay window to front. Door to:



## KITCHEN

12'9 x 9'1

Fitted kitchen suite comprising marble effect rolled edge work surfaces with white wall mounted cabinets with cupboards and drawers below. Inset one and a half bowl stainless steel sink unit with stainless steel mixer tap. Cupboard housing gas combination boiler (not tested). Space for cooker. Inset extractor hood. Space for dryer. Space for fridge freezer. Radiator. Double glazed windows to rear.



## SHOWER ROOM

7'3 x 5'10

Three piece suite comprising low level W.C. Vanity wash hand sink basin unit with cupboards and drawers below. Step in double shower cubicle with wall mounted electric shower (not tested). Heated towel rail. Double glazed window to rear.



**BEDROOM ONE**

12'7 x 10'8

Built in storage cupboard. Radiator. Double glazed window to front.



## BEDROOM TWO

10'11 x 10'9

Radiator. Double glazed window to rear.



## OUTSIDE FRONT

Paved patio pathway leading to front door with the remainder being laid to lawn.



## OUTSIDE REAR

Communal garden area being laid to lawn. Communal parking area providing off street parking for multiple vehicles. Private garage with up and over door.



## Material Information (Leasehold Property)

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1662.43 Per Annum

Length of lease (years remaining): 944 Annual ground rent amount (£): 250 Ground rent review period (year/month): TBC Annual service charge amount (£): 1360 Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):  
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

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.

## JB 02/26

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](http://www.sheens.co.uk).

## 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.

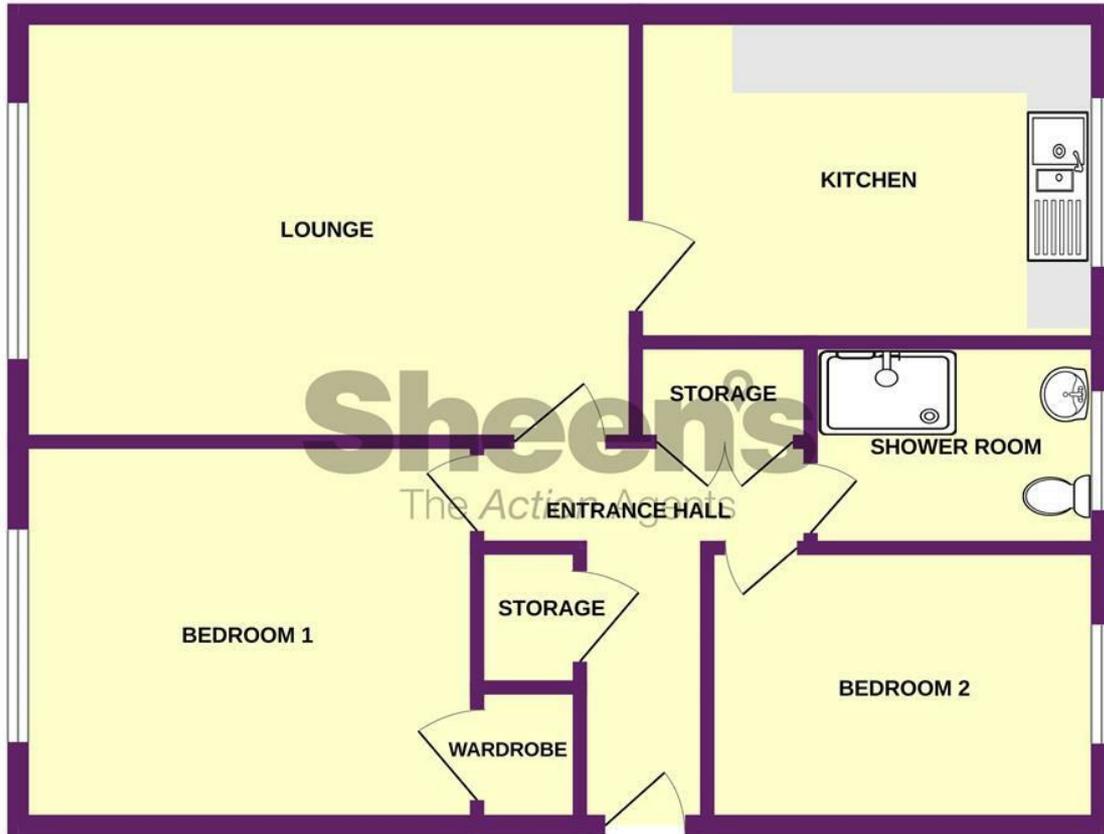
## Draft Details

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DRAFT DETAILS - NOT YET APPROVED BY VENDOR



GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 sq.m.) approx.  
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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Selling properties... not promises

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