



Holland Road

Westcliff-on-Sea

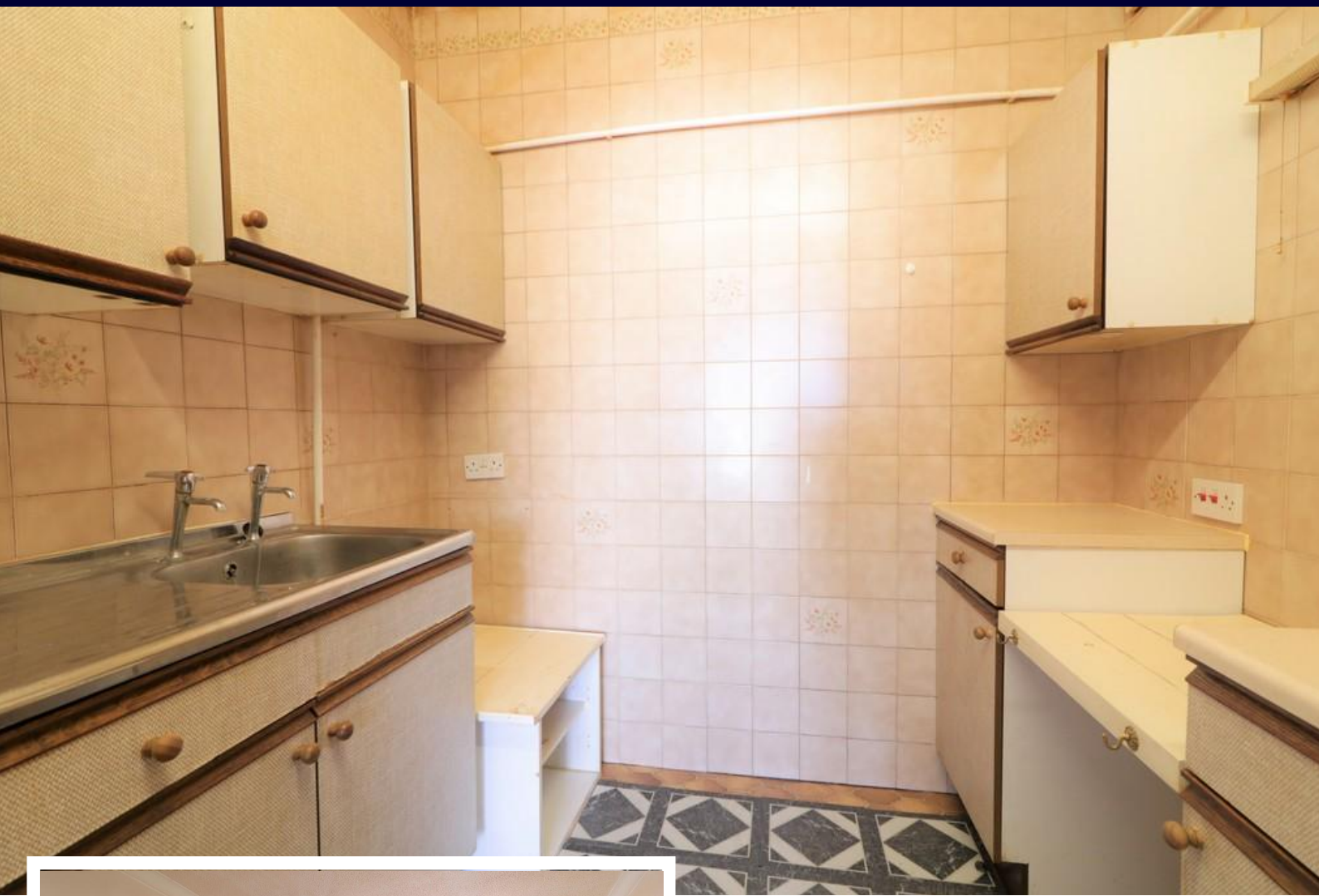
- RETIREMENT APARTMENT
- ONE DOUBLE BEDROOM
- WEST FACING BALCONY
- FIFTH FLOOR



Guide Price £95,000

This one bedroom retirement flat has direct access to a delightful balcony on a west facing aspect which overlooks the communal carpark and Thames Estuary. There is a 24 hour emergency alert system, many communal features - lounge, laundry & games room. Modernisation required, no onward chain.





Located by the seafront in Westcliff and close to all amenities including Hamlet Court Road shopping facilities and the mainline station this one bedroom retirement flat has direct access to a delightful balcony on a west facing aspect which overlooks the communal car park and the Thames Estuary.

The lounge/diner has a door which leads out onto the balcony and also provides access to the kitchen.

The double bedroom has a built in wardrobe and also enjoys a west aspect.

There is also a good size bathroom which includes an emergency push button.

As the flat is on the 4th Floor it has the advantage of having a loft space in the hallway.

The property is in need of a general refurbishment throughout, the kitchen and bathroom are the original



fittings from when the development was built.

Extensive communal facilities include a delightful residential lounge overlooking the communal gardens and the estuary beyond, guest bedroom available to rent, pool/snooker room, laundry room and gym.

Homecove House as always been very much sought-after due to its excellent location and this particular flat has the advantage of being offered with no onward chain.

HALL

LOUNGE/DINER

14' 7" x 10' 4" (4.44m x 3.15m)

KITCHEN

7' 1" x 5' 3" (2.16m x 1.6m)

BALCONY

BEDROOM

13' 3" x 8' 9" (4.04m x 2.67m)

BATHROOM

COMMUNAL GARDEN

COMMUNAL PARKING

LEASE

The following information has been provided by the seller.

Lease term - 61 years remaining - 99 years from September 1985

Service Charge - £2,820.72 per annum.

Ground Rent - £443 per annum.

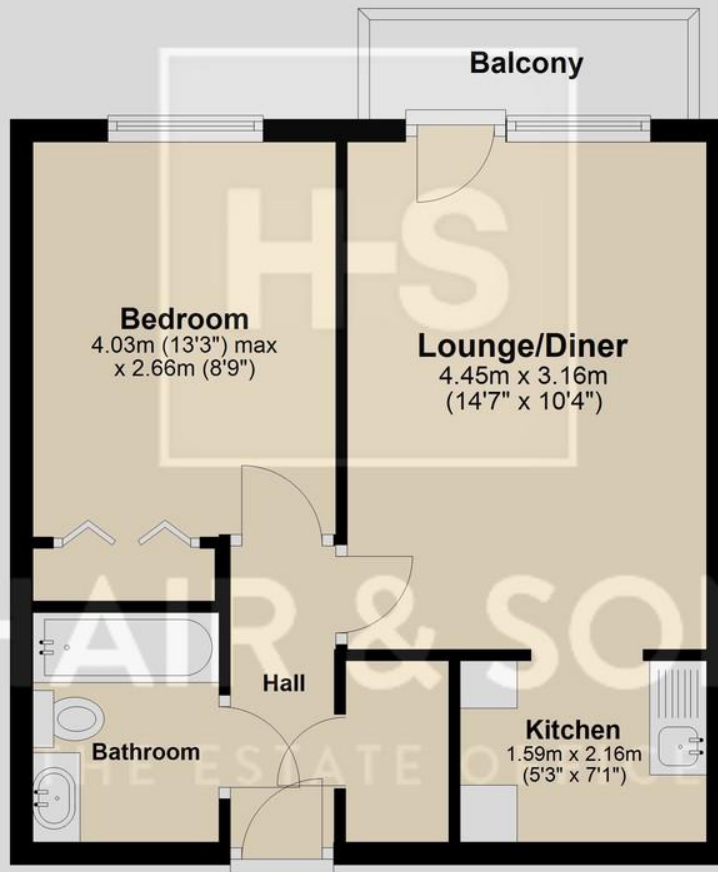
Council Tax Band C.

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.



Top Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx. 36.3 sq. metres (391.1 sq. feet)

Regulated by RICS

t. 01702 34 11 77

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