



Holland Road

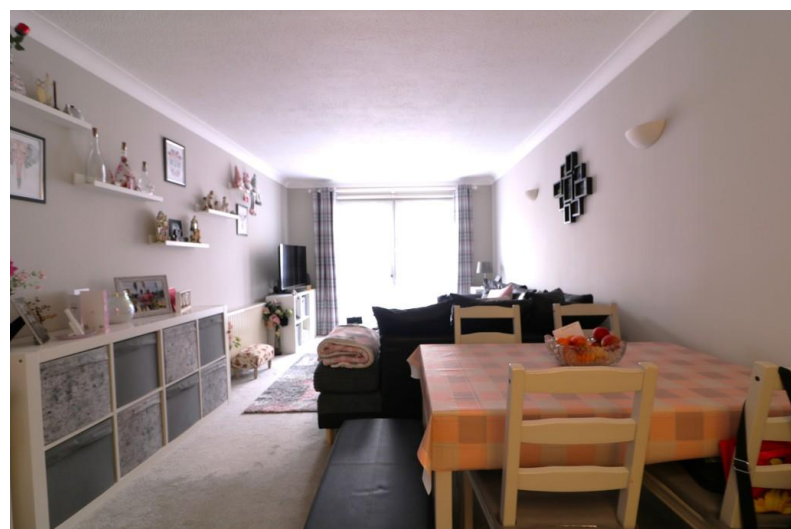
Westcliff-on-Sea

- GROUND FLOOR RETIREMENT FLAT
- NO ONWARD CHAIN
- RANGE OF COMMUNAL FACILITIES
- DIRECT ACCESS TO CARPARK/HOLLAND ROAD



Guide Price £125,000

Hair & Son offer this extremely well presented one double bedroom retirement flat with spacious lounge/diner, fitted kitchen and a good sized bathroom. Homecove House retirement complex is close to Westcliff seafront and the amenities of Hamlet Court Road.





Hair & Son offer this extremely well presented one double bedroom retirement flat with spacious lounge/diner, fitted kitchen with a built in oven and a good sized bathroom. The property also has direct access via a door from the living room to the carpark and subsequently Holland Road. Homecove House retirement complex is close to Westcliff seafront and the amenities of Hamlet Court Road.

The property has been subject to some redecoration within the last 18 months from the current vendor including the living room and bedroom having new carpet and paint.

The property also boasts two large residence lounges and hobbies room together with snooker room and laundry room, the block also offers first come, first serve parking and lift service plus easy access to the seafront.

**ENTRANCE HALL**

8' 8" x 3' 0" (2.64m x 0.91m)

LIVING ROOM

18' 7" x 10' 4" (5.66m x 3.15m)

KITCHEN

7' 3" x 5' 2" (2.21m x 1.57m)

BEDROOM

15' 0" x 9' 0" (4.57m x 2.74m)

BATHROOM

6' 7" x 5' 3" (2.01m x 1.6m)

TENURE

LEASE REMAINING - 60 YEARS

EPC - C

TAX BAND - A

SERVICE CHARGE - £2700 PER 6 MONTHS INCLUDING
BUILDINGS INSURANCE AND WATER RATES

GROUND RENT - £221 PER 6 MONTHS

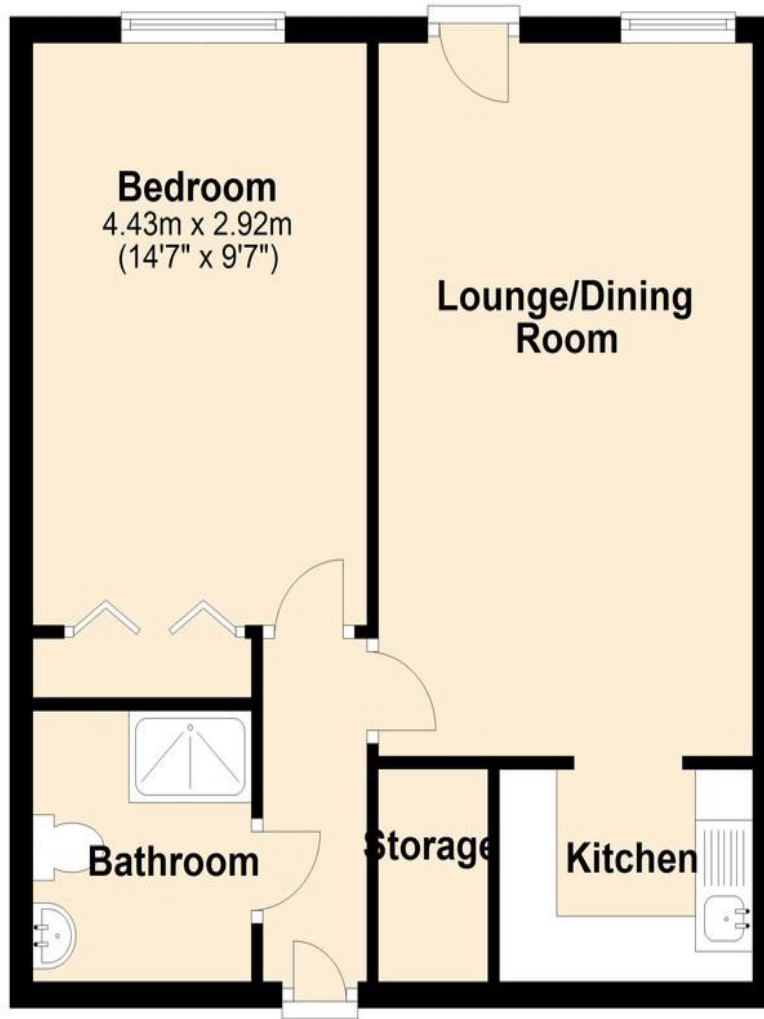


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)

Regulated by RICS

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