

Holland Road , Westcliff-on-Sea SS0 7TD

- Retirement Apartment
- 24 Hour Emergency Call System
- Guest Room
- Laundry Room
- Games Room
- One Bedroom
- Views across the Estuary
- Communal Lounges
- Duty Manager
- Communal Garden / Parking

Guide Price £95,000 Leasehold



Location

Available to view immediately is this one double bedroom second floor flat with spacious lounge/diner, fitted kitchen and recently installed shower/wet room plus superb Thames estuary views. Homecove House retirement complex is close to Westcliff seafront and the amenities of Hamlet Court Road.

ENTRANCE HALL

WETROOM

KITCHEN

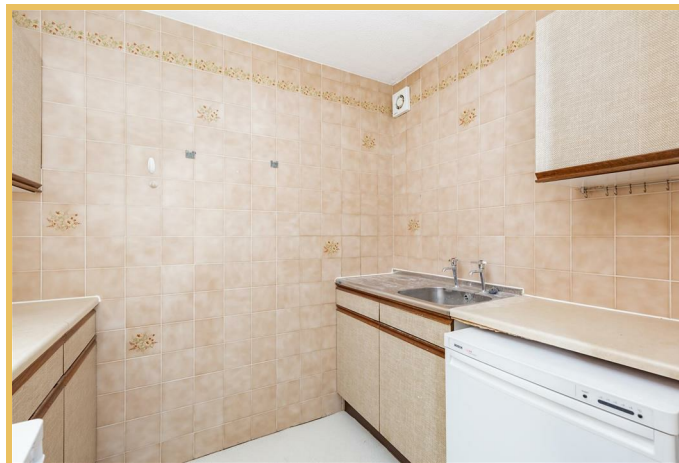
5'7" x 7'5"

LOUNGE/DINER

11'10" x 13'0"

BEDROOM

8'9" x 16'4"



TENURE

The following information has been provided by the seller.

Lease - 58 Years remaining.

Service Charge - £5459.62 Per Annum

Ground Rent - £443.00 Per Annum

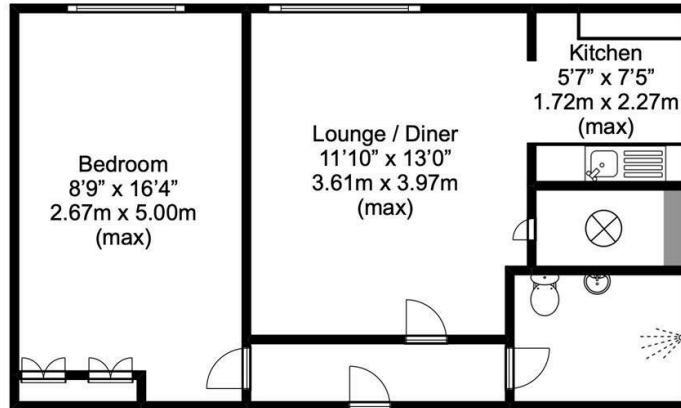
EPC Rating - C

Council Tax Band - C (Southend-on-Sea)

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**



Approx. total floor area
 430 SQ.FT.
 40.00 SQ.M.

Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. No guarantee is given to any measurements including total areas. Compass point should be considered inaccurate and checked.

Buyers are strongly advised to take their own measurements and compass bearing.

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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.

