



STONERIDGE

ESTATE AGENTS

Frinton Road | Holland on Sea | CO15 5DA

- * First Floor Studio Apartment
- * No Onward Chain
- * Over 55's Retirement Complex
- * Yards to the Beach
- * 15'5 Living Area with Fitted Kitchenette
- * Separate Bedroom Area
- * Refitted Shower Room
- * EPC Rating C

£49,950 L/H



To Arrange a Viewing Please Call Stoneridge Estates on 01255 43 58 58

Frinton Road | Holland on Sea | CO15 5DA 24,07,21 120/SS/CW/S

YARDS TO THE BEACH! This no onward chain first floor studio apartment is situated within the popular Little Holland Hall retirement development for the over 55's and within sight of Holland on Sea seafront with its rejuvenated beaches. Benefits include 15'5 living area with fitted kitchenette, separate bedroom area and refitted shower room. The property also has lovely views of the grounds and duck pond.

Communal entrance door to:-

COMMUNAL RECEPTION HALL

Lift and stairwell to first floor Personal door to:-

BEDROOM AREA 9'5 x 8'8 (2.87m x 2.64m)

Access to loft space, built-in airing cupboard, door to:-

SHOWER ROOM

Recently refitted with double shower cubicle, low level w.c., pedestal wash hand basin, fan heater and extractor fan.

LIVING AREA 15'5 x 9'6 (4.70m x 2.90m)

Storage heater, open access to:-

KITCHENETTE

Comprising single drainer sink unit set in rolled edge work surfaces, range of base and eye level units, built-in electric oven, built-in fridge, double glazed windows to rear overlooking gardens and duck pond.

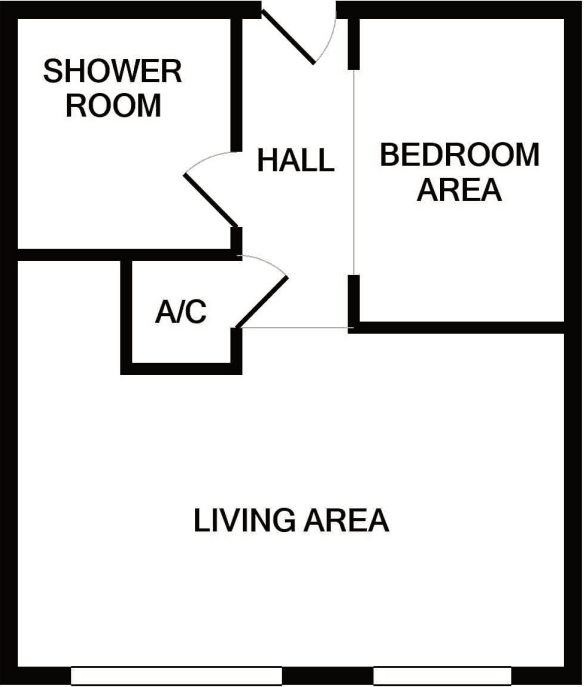
OUTSIDE

The property is situated within well maintained grounds, mainly lawned with shrubs, duck pond and communal parking to the front.

AGENTS NOTE

We have been advised that the property is held on a 95 year lease with a service charge of £3,390.48 per annum and a ground rent of £114.59 per annum.

There is also on site cleaning, laundry and meal services available at an additional cost.





CLACTON OFFICE - No. 1 Arcade Buildings, Station Road, Clacton on Sea



HOLLAND OFFICE - 37 Frinton Road, Holland on Sea

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Money Laundering Regulations 2003 - Any prospective purchasers' will be asked to produce photographic identification and proof of residential documentation once entering into negotiations for a property in order for us to comply with current Legislation.

VIEWING STRICTLY BY APPOINTMENT ONLY - CONTACT OUR EXPERIENCED STAFF FOR A FREE VALUATION

Stoneridge Estates is the trading name of Stoneridge Residential Limited. Registration Cardiff Number 09986833.

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