



1 bed apartment to buy in CO15

Hall Crescent, Holland-on-Sea,
Clacton-on-Sea, CO15 5DA

£15,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Studio Retirement Flat
- ✓ 13'3 x 12'11 Lounge Area
- ✓ 5'11 x 4'1 Kitchen
- ✓ Shower Room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Thomas Jack Smith
Branch Manager
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £15,000 *****

Sheen's Estate Agents are pleased to offer this OVER 55'S FIRST FLOOR RETIREMENT STUDIO APARTMENT located in Holland-On-Sea. The regenerated beaches and sea front are located within 150 metres with Clacton town centre and mainline railway station within two and a quarter miles. This property is being offered with NO ONWARD CHAIN. An early viewing is advised to appreciate the accommodation this property has to offer.

Accommodation Comprises - The accommodation comprises approximate room sizes:

Lounge/Bedroom - 4.04m x 3.94m (13'3 x 12'11) - Electric heater (not tested). Double glazed window to front.

Kitchen - 1.80m x 1.24m (5'11 x 4'1) - Fitted with wall mounted panelled fronted units. Comprising; rolled edge work surfaces with cupboards below. Inset stainless steel sink unit. Electric two ring hob (not tested). Space for fridge freezer. Storage cupboard housing water tank (not tested).

Shower Room - 2.03m x 1.55m (6'8 x 5'10) - Low level W/C. Pedestal hand wash basin. Shower cubical with wall mounted shower attachment (not tested).

Outside - Communal Grounds - Communal Lawns with lake. Communal Parking.

Material Information (Leasehold Property) - Tenure: Leasehold

Council Tax Band: A ; Payable 2026/2027 £1483.98 Per Annum

Length of lease (years remaining): 87 Years

Annual ground rent amount (£): 114.56

Ground rent review period (year/month): TBC

Annual service charge amount (£): 5,203.20 - £433.60 a month

Service charge review period (year/month): TBC

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit:

Non-Standard Property Features To Note:

Particular

Draft details - draft details - not yet approved by vendor

Eh 0625 - 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.

FEES - You will find a list of any/all fees we may receive on our website

Material Information (Leasehold Property) - Tenure:

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

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

Any Additional Property Charges:

Services Connected:

(Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage):

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 87

Annual Service Charge Amount: £5,203.00

Price: Starting Bid £15,000

Property Type: Apartment

Construction materials: Brick and block

Listed property: No

Adaptions for accessibility: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Lounge/Bedroom

4.00m x 3.90m (13'1" x 12'9")

Electric heater (not tested). Double glazed window to front.



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Hall Crescent, Holland-on-Sea, Clacton-on-Sea, CO15 5DA

Contact your local branch today for more information on this property:

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