



**LYNDHAVEN COURT, LYNDHURST ROAD,
HOLLAND-ON-SEA, ESSEX, CO15 5HS
£200,000 (Asking Price)**

DESCRIPTION:

WESTERLY FACING STUNNING SEA AND PARK VIEWS.

Beautifully presented top floor apartment situated in this established seafront building within the popular Holland on Sea area having been maintained in excellent order throughout by the current owner, benefitting from a walk on balcony, allocated parking space and the balance of a 999 year lease. An internal viewing is highly recommended to appreciate the position of this apartment and the stunning views on offer.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East. Continue past Eastcliff fields on the left and Lyndhaven Court is the first building on the left on the corner of Lyndhurst Road.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* TWO BEDROOMS *

* 16'1 x 11'9 LOUNGE with PATIO DOORS TO BALCONY *

* 15'5 x 12'1 L SHAPED KITCHEN DINER *

* RECENTLY REFITTED BATHROOM SUITE *

* ELECTRIC HEATING * DOUBLE GLAZING *

* INTERCOM SYSTEM * LIFT FACILITY TO ALL FLOORS *

* ALLOCATED PARKING SPACE *

* BALANCE OF 999 YEAR LEASE *

* VIEWING RECOMMENDED *

NO ONWARD CHAIN

COMMUNAL ENTRANCE:

Communal entrance door with intercom system. Stairs and lift facility to top floor. Double glazed entrance door to:

ENTRANCE HALL:

Storage cupboard, airing cupboard. Electric panelled heater. Intercom system.

BEDROOM ONE: 12'0 (3.66m) x 10'5 (3.18m)

(into wardrobe recess). Fitted wardrobe with sliding mirror fronted doors. Window to side with views over Eastcliff Park.

BEDROOM TWO: 12'9 (3.89m) x 8'7 (2.62m)

Storage cupboard. Window to side with views over Eastcliff Park.

BATHROOM:

Recently refitted white suite comprising of panelled bath with mixer tap, shower attachment, further rainwater shower head with shower curtain, vanity hand wash basin with cupboards under, eye level cupboards, enclosed low level WC. Fully tiled walls. Heated towel rail. LVT flooring. Downlighters. Extractor fan.

KITCHEN DINER: 15'5 (4.70m) x 12'1 (3.68m)

Well appointed with a range of high gloss finish cream coloured laminated fronted units comprising of inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards. Vinyl flooring, part tiled walls. Windows to front with sea and park views.

LOUNGE: 16'1 (4.90m) x 11'9 (3.58m)

Electric panelled heater. Window to side with views over park, further sliding double glazed patio doors to walk on balcony enclosed by glazed panelling with Westerly facing stunning sea and park views.

OUTSIDE:

Communal gardens to the front and side of the property. Access from Lyndhurst Road with residents' driveway to allocated parking space.

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SEAVIEW:**AGENTS NOTES:**

Material information for this property.

Tenure: Leasehold.

Council Tax Band: C. EPC Rating E.

Services connected.

Electricity - Yes.

Gas - No.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We understand from the current owner that the service charge and ground rent are approximately £2,000 per annum. This annual fee is towards the buildings insurance, gardening, window cleaning, lift maintenance and communal areas of the building.

The property benefits from the balance of a 999 year lease commencing in April 2002.

Non standard property features to note - None.





