

## 536 Homecove House

35 Holland Road, Westcliff-on-Sea, Essex, SS0 7TE



**PRICE: £140,000**

**Lease: 125 years from 1985**

### Property Description:

**\*\*PRICED TO SELL\*\*** TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIFTH FLOOR WITH SEA VIEWS AND BALCONY This development occupies an imposing seafront position with many apartments having sea views and/or balconies. Homecove House was constructed by McCarthy & Stone (Developments) Ltd and comprises 142 properties arranged over 10 levels each served by three lifts. The resident Development Manager can be contacted from various points within each property in the case of an emergency. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Two Residents' lounges and Hobbies rooms  
2 Communal Laundries  
Minimum Age 60  
Many apartments with sea views/balconies  
24 hour emergency Appello call system &  
CCTV

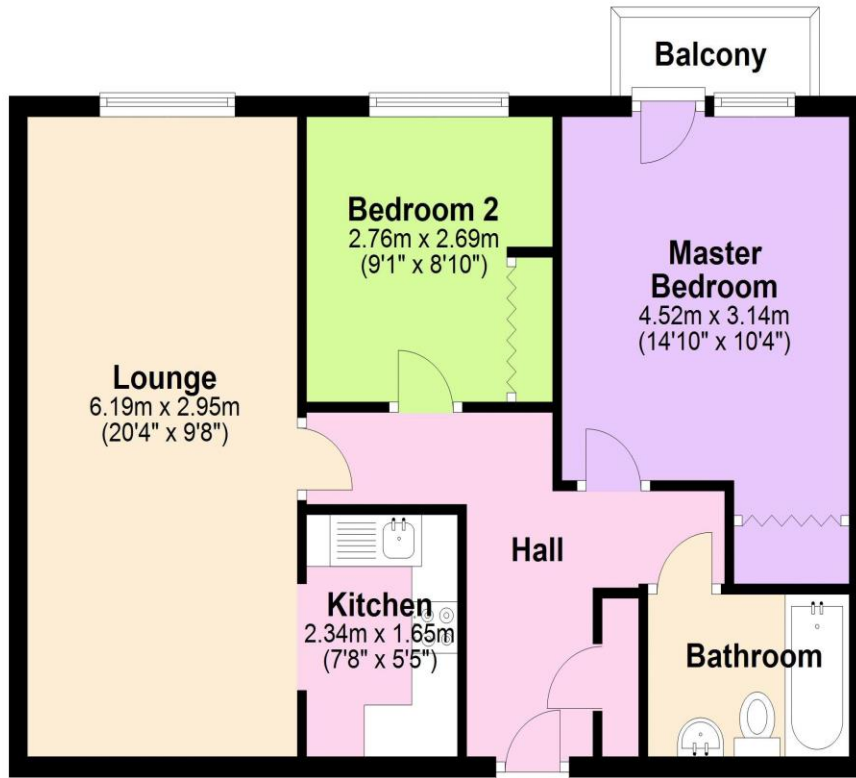
2 Guest Suites  
Development Managers  
3 Lifts to all floors  
Lease: 125 years from 1985



**For more details or to make an appointment to view, please contact  
Mandy Abbott**

**Flat**

Approx. 55.6 sq. metres (598.3 sq. feet)



Total area: approx. 55.6 sq. metres (598.3 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

www.EPC4U.COM

**For Financial Year Ending:**

**31/08/2022**

**Annual Ground Rent:**

**£443.00**

**Ground Rent Period Review:**

**Next uplift 2029**

**Annual Service Charge:**

**£4838.49**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**Nil Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.