



2 Salisbury Court, Kings Avenue
Holland-On-Sea, CO15 5SA

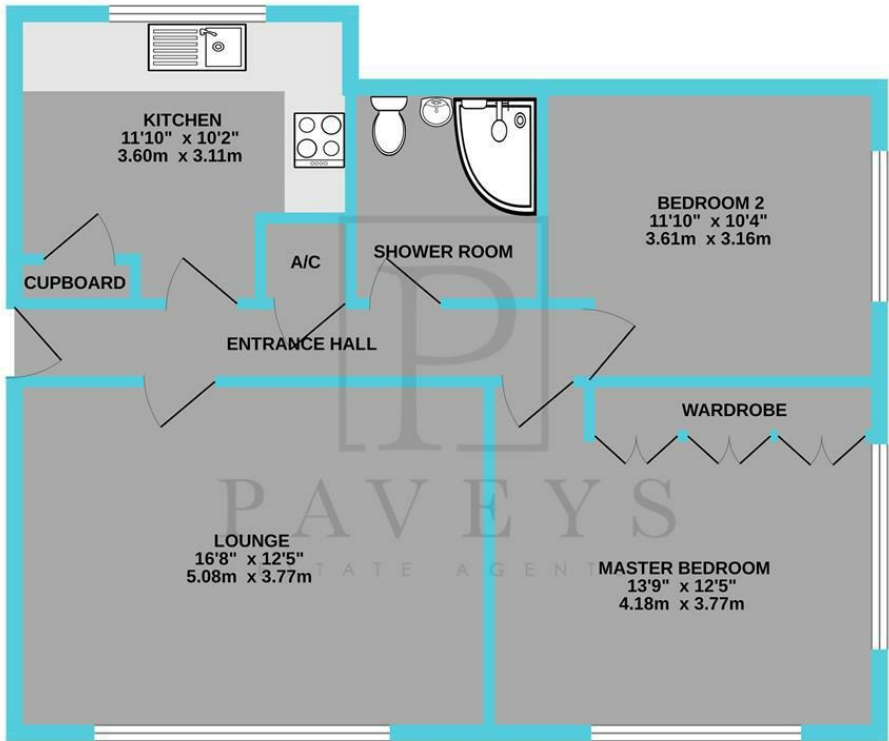
Guide price £160,000 Leasehold

***** GUIDE PRICE £160,000-£165,000 *****

Bright & Sunny Ground Floor Flat Close to Holland-on-Sea Seafront. Offered with no onward chain, this bright and sunny ground floor apartment presents an excellent opportunity for first-time buyers, downsizers, or investors alike. Ideally positioned within easy reach of Holland-on-Sea's beautiful seafront and sandy beach, the property enjoys a highly desirable coastal location, perfect for those seeking a relaxed seaside lifestyle. The apartment benefits from two double bedrooms, a long lease, low service charges, a dedicated parking space, and well-presented accommodation filled with natural light throughout. Its convenient ground floor position adds to the property's appeal, providing comfortable and accessible living. Early viewing is highly recommended to appreciate both the accommodation on offer and the enviable location close to the seafront. Call Paveys to arrange your appointment to view!



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

COMMUNAL ENTRANCE

Double glazed entrance door and full height panel, stair flight to all floors.

ENTRANCE HALL

Private entrance door, fitted carpet, coved ceiling, built in airing cupboard, radiator.

LOUNGE 16'8 x 12'5 (5.08m x 3.78m)

Double glazed window to front, fitted carpet, coved ceiling, fire surround and hearth, TV point, radiator.

KITCHEN 11'10 x 10'2 (3.61m x 3.10m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven, electric hob with extractor over, space and plumbing for washing machine, space for under counter fridge, built in cupboard. Double glazed window to rear, vinyl flooring, tiled splash backs, radiator.

MASTER BEDROOM 13'9 x 12'5 (4.19m x 3.78m)

Double glazed windows to front and side aspects, fitted carpet, coved ceiling, range of fitted wardrobes, radiator.

BEDROOM TWO 11'10 x 10'4 (3.61m x 3.15m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Vinyl flooring, part tiled walls, radiator.

COMMUNAL GARDENS

The property is surrounded by well maintained communal gardens.

PARKING

Allocated parking space.

LEASE TERM & SERVICE CHARGES

The property has a Lease Term of 999 years from 29th September 1975.
The Service Charges is £210 (half yearly).
The Ground Rent is £7.50 (half yearly).
The property has the benefit of a Parking Space.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.