

# *Sovereign Court*

*Kings Parade, Holland on Sea, CO15 5JL*

Developers



Tulip Homes

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## Introduction

Stunning New Development of 10 Uniquely Designed and Beautifully Finished Seafront Apartments situated in a Prime Location along the renowned Holland on Sea Seafront with its established setting and recently re-generated Sea Defences and New Formed Golden Beaches. Each Apartment is integrated within this Landmark Art-Deco Designed Building with Breath Taking Balcony and Terrace Sea Views and is complimented with this astounding address. 'Sovereign Court' offers you a choice of living in a home that will change your lifestyle or just that weekend retreat.

## Location

Sovereign Court will form a landmark development along Kings Parade in Holland on Sea, an unspoilt Sea Side Town offering a more relaxed and peaceful lifestyle. Holland on Sea is the home of its own Football, Boating and Sailing Clubs and offers an excellent Town Centre with a range of Local Shops, Restaurants, Pubs and Public Library. From this seafront location there is also excellent Bus links and main road access to both Clacton on Sea and Frinton on Sea Town Centres.

# Landmark Building



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## ► Sovereign Court Specification

- 2 x Three Bedroom Penthouse Apartments with Exclusive Lift Facilities
- 8 x Two Bedroom Apartments (Four with study rooms)
- Audio Entrance System & Lift Facilities to All Apartments
- Balcony to All Apartments with Stunning Seaviews (Penthouse Apartments with Roof Terrace Views)
- Secure Gated Entrance to the Rear of the Building
- Allocated Residents Parking
- Residents Leisure Room/Gym (Subject to Planning Permission)
- Monday to Friday Daytime Concierge Service
- Luxury Fitted Kitchens with Granite Worksurfaces and Multiple Integrated Appliances
- Underfloor Heating
- Kitchen/Lounge Area with French Style Doors to Balcony
- Luxury Appointed Bathrooms and En-Suite Shower Rooms with Tiled Flooring
- Fitted Wardrobes to All Bedrooms
- Landscaped Gardens
- New 125 Year Lease
- 10 year Premier Guarantee

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## Upper Ground Floor

Apartment 1

Apartment 2

Apartment 3

Apartment 4



### Apartments 1 & 4

Bedroom One	6.25m x 3.2m (20'4 x 10'5)
Bedroom Two	4.8m x 3.27m (15'2 x 10'7)
En-Suite Shower Room	2.6m x 1.4m (8'5 x 4'6)
Bathroom	2.8m x 1.7m (9'2 x 5'6)
Kitchen/Diner	4.96m max x 3.1m (16'3 max x 10'2)
Living Room	4.6m x 4m (15'1 x 13'2)

### Apartments 2 & 3

Bedroom One	5.4m x 3.3m (17'8 x 10'8)
Bedroom Two	4.8m x 3.3m (15'2 x 10'8)
En-Suite Shower Room	2.5m x 1.2m (8'2 x 3'9)
Bathroom	2.5m x 1.7m (8'2 x 5'6)
Kitchen/Diner	4.5m max x 3.3m (14'8 max x 10'8)
Living Room	4.6m x 4m (15'1 x 13'2)

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First Floor

Apartment 5

Apartment 6



Apartment 7

Apartment 8



## Apartments 5 & 8

Bedroom One	4.45m x 3.55m (14'6 x 11'7)
Bedroom Two	4.45m x 3.48m (14'6 x 11'4)
Study	4.91m x 2.85m (16'2 x 9'4)
En-Suite Shower Room	2.2m x 1.7m (7'2 x 5'6)
Bathroom	2.65m x 1.7m (8'7 x 5'6)
Kitchen/Diner/Lounge	4.91m x 4.6m (16'2 x 15'1)

## Apartments 6 & 7

Bedroom One	4.75m x 3.25m (15'6 x 10'7)
Bedroom Two	4.45m max x 4.35m (14'6 max x 14'3)
Bedroom Three/ Study	3.45m x 3.25m (11'3 x 10'7)
En-Suite Shower Room	3.35m x 1.3m (11' x 4'2)
Bathroom	2.45m x 2m (8' x 6'6)
Kitchen/Diner/Lounge	6.35m x 4.7m (20'9 x 15'5)

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Top Floor

Apartment 9



Apartment 10



Penthouse Apartment 9

Bedroom One	4m x 4m (13'2 x 13'2)
Bedroom Two	4m x 3.3m (13'2 x 10'8)
Bedroom Three/ Study	3.2m x 2.4m (10'5 x 7'9)
En-Suite Shower Room	2.2m x 1.5m (7'2 x 4'9)
Bathroom	2.4m x 2.2m (7'9 x 7'2)
Living Room/Kitchen	7.1m x 5m (23'4 x 16'5)
Dining Area	4m x 3m (13'2 x 9'9)

Penthouse Apartment 10

Bedroom One	4m x 4m (13'2 x 13'2)
Bedroom Two	4m x 3.3m (13'2 x 10'8)
Bedroom Three/ Study	3.2m x 2.4m (10'5 x 7'9)
En-Suite Shower Room	2.2m x 1.5m (7'2 x 4'9)
Bathroom	2.4m x 2.2m (7'9 x 7'2)
Living Room/Kitchen	7.1m x 5m (23'4 x 16'5)
Dining Area	4m x 3m (13'2 x 9'9)

Appointed Selling Agents



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