

6 South House, Queens Road

Frinton-On-Sea, CO13 9BJ

Price £260,000 Leasehold - Share of Freehold

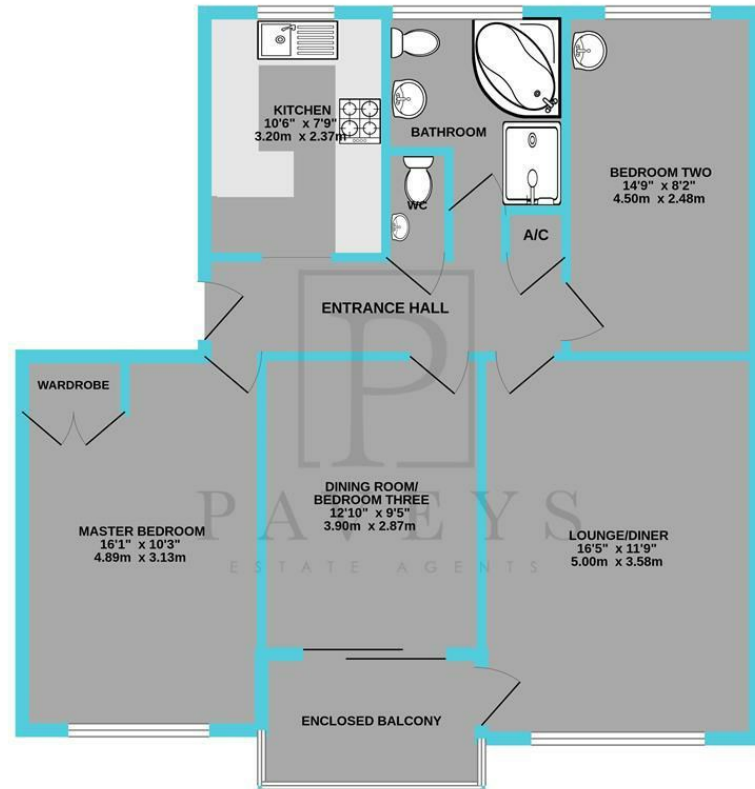


PAVEYS
ESTATE AGENTS

Occupying a pleasant West facing position within a short stroll to the beautiful beach and greensward is this THREE DOUBLE BEDROOM SECOND FLOOR APARTMENT with ENCLOSED BALCONY offering views of the sea. This fantastic apartment is situated at the "sea end" of Queens Road and benefits from having a Share of the Freehold and an extended 965 year Lease. Key features include a bright and sunny lounge with door to the balcony, kitchen, three double bedrooms (one being used as a dining room), bathroom, separate cloakroom and garage located to the rear of the property. Queens Road is a short walk from the shops, cafes and restaurants in Connaught Avenue and a ten minute walk from Frinton Railway station. An early viewing is advised in order to appreciate this property and its location to the beach. Call Paveys today to arrange a viewing.



GROUND FLOOR
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.
While 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	64

COMMUNAL ENTRANCE

Double glazed communal entrance door and matching side panel to front aspect, double glazed door and matching side panel to rear, security entry phone system, stair light to all floors, carpet flooring.

ENTRANCE HALL

Private entrance door, security entry phone system, laminate flooring, coved ceiling, built in airing cupboard, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Tiled flooring, part tiled walls.

KITCHEN 10'6 x 7'9 (3.20m x 2.36m)

Modern Shaker style over and under counter units, pull out larder, work tops and breakfast bar, inset sink and drainer with mixer tap. Built in eye level double oven, gas hob with extractor hood over, space for fridge freezer, space for under counter fridge, space and plumbing for washing machine. Double glazed window to rear, LVT flooring, tiled splash backs, spotlights.

LOUNGE DINER 16'5 x 11'9 (5.00m x 3.58m)

Double glazed window to front with sea views, fitted carpet, coved ceiling, fireplace with inset gas fire, surround and hearth, wall lights, TV point, door to enclosed Balcony, radiators.

ENCLOSED BALCONY

West facing enclosed balcony, double glazed windows to front with sea views and views over tree lined Harold Road, tiled flooring, radiator.

MASTER BEDROOM 16'1 x 10'3 (4.90m x 3.12m)

Double glazed window to front with sea views, fitted carpet, coved ceiling, built in wardrobe with storage above, radiator.

BEDROOM TWO 14'9 x 8'2 (4.50m x 2.49m)

Double glazed window to rear, fitted carpet, coved ceiling, pedestal wash hand basin, radiator.

DINING ROOM/BEDROOM THREE 12'10 x 9'5 (3.91m x 2.87m)

Double glazed sliding patio doors to enclosed Balcony, laminate flooring, coved ceiling, radiator.

BATHROOM

Four piece white suite comprising low level WC, pedestal wash hand basin, enclosed shower cubicle and corner bath with mixer taps. Double glazed window to rear, tiled flooring, part tiled walls, spot lights, radiator.

COMMUNAL GARDENS

The property is surround by well maintained communal gardens which are laid to lawn with flower and shrub borders.

GARAGE

Up and over door, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Leasehold - Share of Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

LEASE & CHARGES INFORMATION

As advised by the Vendor:
Share of Freehold.
The remaining Lease Term is 965 years.
The annual Service Charges are approximately £1200 P/A

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

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.