PAVEYS
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Apartment 14 (2nd Floor) Victoria Gardens, Hadleigh Road

Frinton-On-Sea, CO13 9FA

Price £240,000 Leasehold















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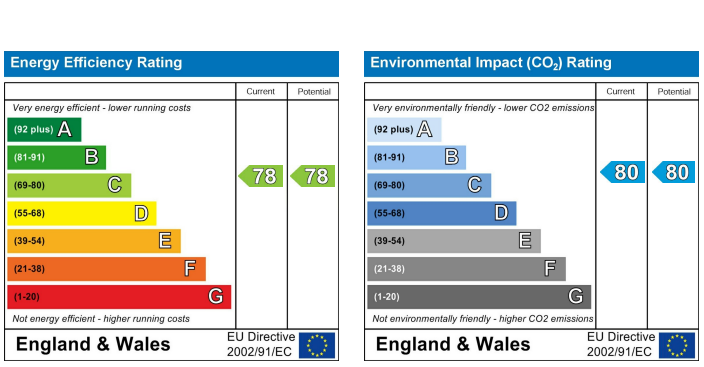
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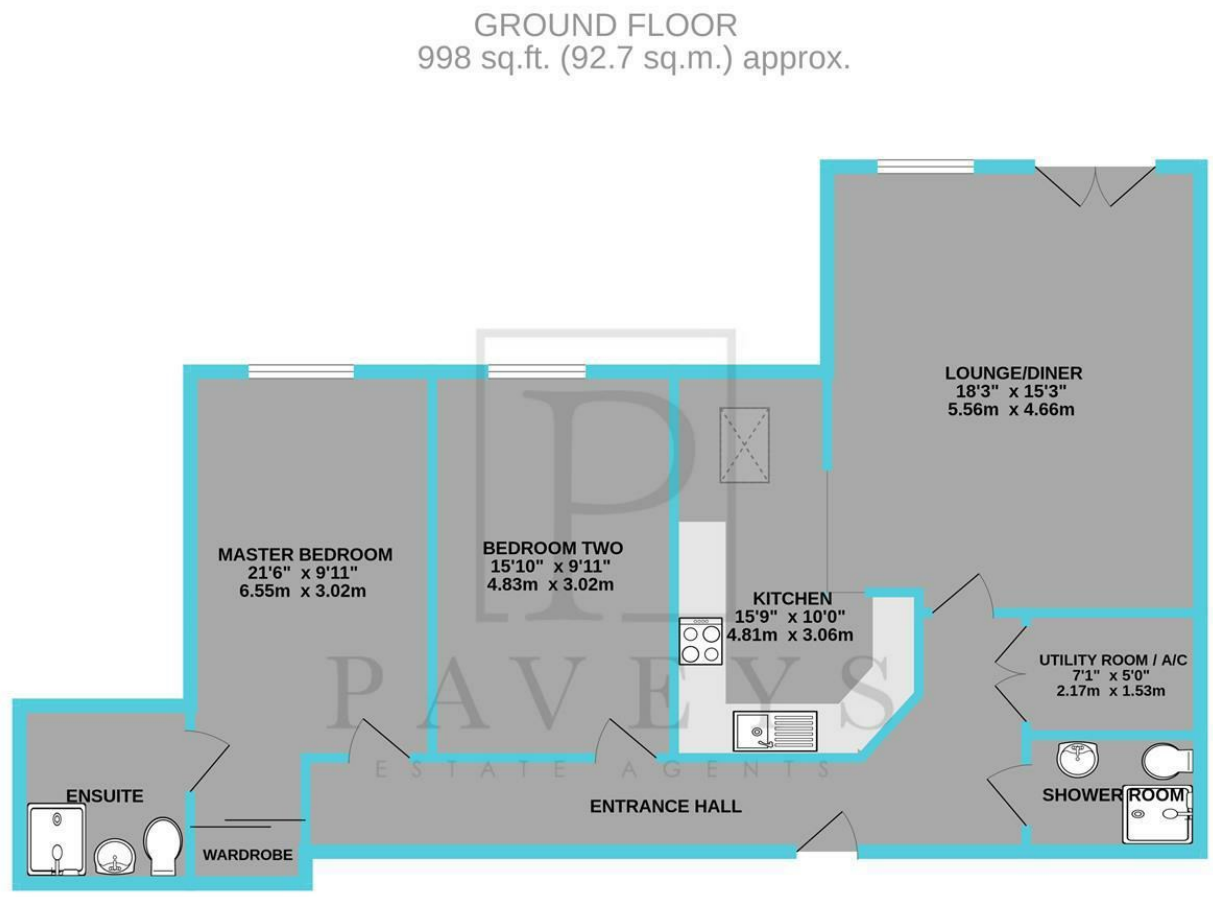
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NO ONWARD CHAIN! A delightful SOUTH WESTERLY FACING MCCARTHY & STONE APARTMENT located in the heart of Frinton-on-Sea and a short distance from the seafront, shops and cafes in Connaught Avenue. VICTORIA GARDENS is a exclusive retirement apartment complex constructed in 2016 and is set in pretty landscaped gardens with an attractive residents Club Lounge, lift to all floors, video door entry system, 24 hour emergency call system and NHBC certificate. This 2nd Floor apartment offers a lounge/diner with Juliet balcony, modern kitchen with integrated appliances, master double bedroom with en-suite shower room and fitted wardrobes, a further double bedroom, second shower room, large walk-in storage room, under floor heating and allocated parking space. An internal viewing is highly recommended in order to appreciate this property and its location.







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COMMUNAL ENTRANCE HALL
Double glazed automatic sliding doors to Entrance Hall leading to Communal Lounge & Kitchen, security video entry phone system, doors leading to Ground Floor Apartments, lift access to all floors.

COMMUNAL LOUNGE & KITCHENETTE
Double glazed windows and doors to rear with views over the garden, fitted carpet, smooth ceiling, spotlights, wall mounted TV, feature fireplace with surround and hearth. Kitchenette with a range of fitted units, work surfaces inset single bowl sink and drainer, breakfast bar.

ENTRANCE HALL
Hardwood entrance door leading to Entrance Hall, security video entry phone system, emergency pull chord, fitted carpet, smooth ceiling, spotlights.

SHOWER ROOM
White suite comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle. Tiled flooring, fully tiled walls, emergency pull chord, illuminate vanity mirror and cupboard, electric towel rail.

STORAGE ROOM/BOILER ROOM
Large walk in cupboard, utility meters, power and light, washer/dryer (to remain), immersion heater.

MASTER BEDROOM 17'2 x 9'11 (5.23m x 3.02m)
Double glazed window to front facing South Westerly benefitting the sun during the day, fitted carpet, smooth ceiling, built in mirror fronted wardrobes, under floor heating, door to En-Suite Shower Room.

EN-SUITE TO MASTER BEDROOM
Modern white suite comprising low level WC, pedestal wash hand basin and walk in double shower with shower screen. Fully tiled walls and floor, smooth ceiling, spotlights, illuminate vanity mirror and cupboard, electric towel rail.

BEDROOM TWO 15'7 x 10' (4.75m x 3.05m)
Double glazed window to front facing South Westerly benefitting the sun during the day, fitted carpet, under floor heating, smooth ceiling, spotlights, loft access.

LOUNGE/DINER 18'7 x 15'3 (5.66m x 4.65m)
Double glazed French doors to front leading to a South Westerly facing Juliet Balcony and double glazed window to front both which benefit from the sun during the day, fitted carpet, under floor heating, smooth ceiling, spot lights, feature fireplace with surround and hearth. Opening through to Kitchen.

KITCHEN 15'7 x 9'7 (4.75m x 2.92m)
Modern cream fronted over and under counter units, work surfaces inset stainless steel 1 and 1/2 bowl sink. Built in oven and electric hob with extractor hood over, integrated fridge/freezer, microwave and dishwasher. Double glazed South Westerly facing Velux window to front, tiled flooring, smooth ceiling, spot lights.

COMMUNAL GARDENS
The property is surround by landscaped communal gardens with well stocked borders and beds, gated access to private garden, communal parking area and one allocated parking bay.

LEASE INFORMATION & CHARGES
The Vendor has advised:
The property has the benefit of an approximate 999 year lease from 2016.
Maintenance Charges are £5,857.60 per annum.
The Ground Rent is approximately £495.00 per annum.
The property has the benefit of an NHBC Certificate.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, mains water and sewerage.

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.

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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

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.

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 us 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.