



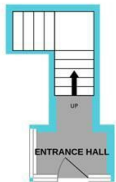
Ivanhoe, Second Avenue
Frinton-On-Sea, CO13 9LY

Price £525,000 Leasehold - Share of Freehold

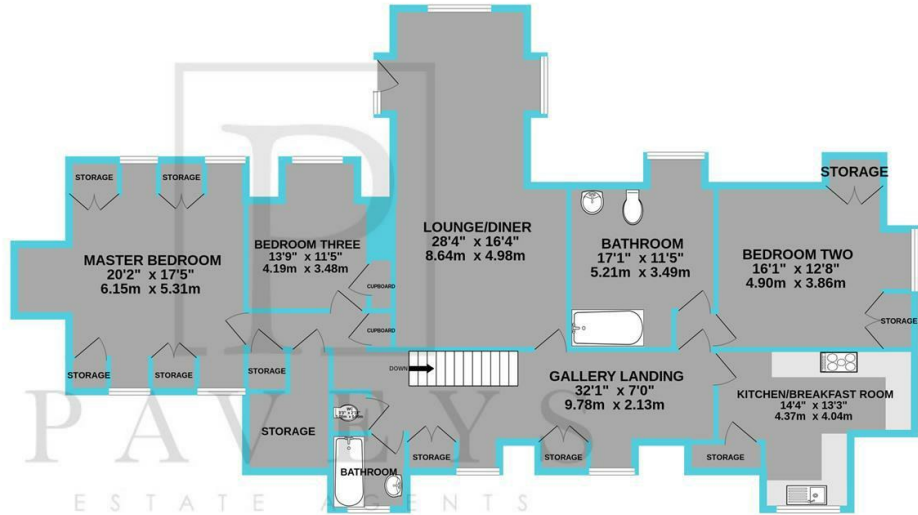
Paveys are delighted to bring to the market THE PENTHOUSE at IVANHOE, SECOND AVENUE, FRINTON-ON-SEA. This unique characterful property was constructed in 1914 and converted into apartments in the 1960's. The Penthouse has its own private entrance and occupies the entire top floor affording over 1600 sq ft of bright and airy accommodation; wonderful countryside views and views over Second Avenue. There are a wealth of original features throughout the property along with stylish fixtures and fittings and ample storage. At the heart of the home is the elegant West facing Lounge with wonderful views. The spacious landing gives access to three wonderfully spacious bedrooms, all with ample storage, the kitchen breakfast room and two bathrooms. Ivanhoe is a beautiful building set in established gardens and lies within easy reach of Frinton's beautiful beach and greensward. There is also easy access to Frinton's popular sporting clubs including the golf club, tennis club and cricket club. It will be sold with a Share of the Freehold, an approximate 990 year Lease and VACANT POSSESSION. Call Paveys today to arrange your appointment to view!



ENTRANCE FLOOR
66 sq.ft. (6.1 sq.m.) approx.



GROUND FLOOR
3808 sq.ft. (350.2 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	45	51	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

PRIVATE ENTRANCE & STAIRWELL
Private double glazed porch with vaulted ceiling. Stairwell leading to The Penthouse which is located on the Second Floor, security entry phone system, fitted stair lift (to remain), tiled flooring.

SPACIOUS GALLERY LANDING 32'1 x 7' (9.78m x 2.13m)
A wonderful bright and spacious landing, double glazed dormer windows to front, built in storage cupboards, large walk in storage cupboard, radiators.

LOUNGE DINER 28'4 x 16'4 (8.64m x 4.98m)
Double glazed windows to rear and side aspects affording wonderful countryside views, fitted carpet, picture rail, radiator.

KITCHEN BREAKFAST ROOM 14'4 x 13'3 (4.37m x 4.04m)
Extensive range of over and under counter units, work tops with matching splash back, inset sink and drainer with mixer tap. Built in eye level oven and matching microwave, electric hob with stainless steel splash back and extractor hood over, space and plumbing for washing machine. Double glazed window to front with views over Second Avenue, tiled flooring, vaulted ceiling with spot lights, built in larder cupboard, under unit lighting.

MASTER BEDROOM 20'2 x 17'5 (6.15m x 5.31m)
Double glazed dual aspect windows to front and rear aspects with wonderful countryside views and views of Frinton Tennis Club, fitted carpet, four built in wardrobes, radiators.

BEDROOM TWO 16'1 x 12'8 (4.90m x 3.86m)
Double glazed window to side, fitted carpet, picture rail, two built in wardrobes, radiator.

BEDROOM THREE 13'9 x 11'5 (4.19m x 3.48m)
Double glazed window to rear with countryside views, fitted carpet, built in cupboard, radiator.

BATHROOM ONE
Suite comprising wall mounted wash hand basin and bath with shower attachment. Double glazed window to front, fitted carpet, part tiled walls, shaver point, heated towel rail.

CLOAKROOM
Low level WC, fitted carpet.

BATHROOM TWO 17'1 x 11'5 (5.21m x 3.48m)
Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to rear, fitted carpet, part tiled walls, chrome heated towel rail.

COMMUNAL GARDENS & PARKING
The property is surrounded by beautifully maintained and established gardens.

GARAGE & PARKING
Private garage located to the rear of the property, up and over door.

LEASE & SERVICE CHARGE INFORMATION
The Vendor has advised:
The property will be sold with a Share of the Freehold.
The property has an approximate 990 year Lease.
The property has the benefit of a Communal Boiler for the supply of hot water and heating. Apartment 6 contributes payments of 15.5% towards the overall cost.
The Maintenance Charges are approximate £414.45 per quarter which includes electricity, maintenance costs and gardening costs.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Share of Freehold
Energy Performance Certificate (EPC) rating: E
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.

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 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.

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.