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PAVEYS
ESTATE AGENTS

Apartment 10 Victoria Gardens, Hadleigh Road

Frinton-On-Sea, CO13 9FA

Guide price £325,000 Leasehold

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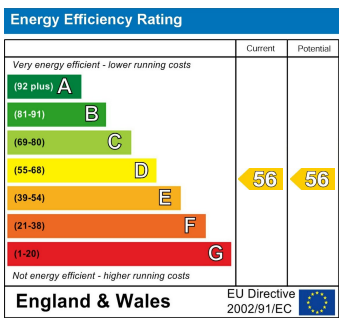
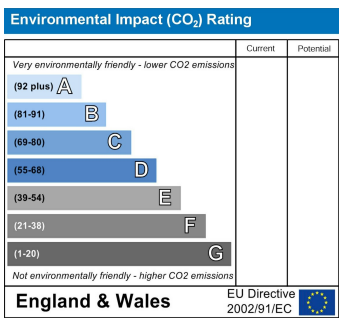
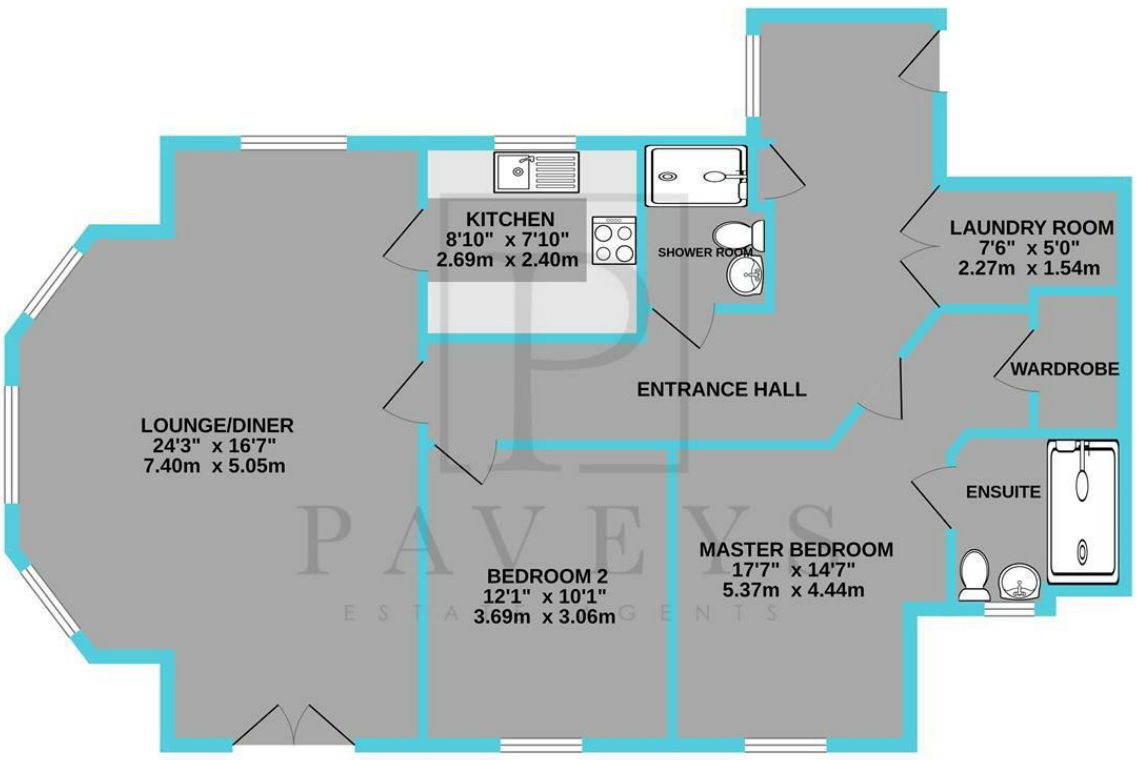
GUIDE PRICE £325,000-£330,000 NO ONWARD CHAIN!

A GORGEOUS MCCARTHY & STONE FIRST FLOOR APARTMENT located in the heart of Frinton-on-Sea and within walking distance to the beach & Connaught Avenue. This beautiful apartment is in excellent decorative order throughout and offers a a wealth of bright and spacious living accommodation. Key features include a bright and sunny lounge with French doors to the Juliet balcony along with four dual aspect windows overlooking the landscaped gardens, modern high gloss kitchen with high end appliances, master bedroom suite with modern en-suite shower room and walk in wardrobe, second double bedroom, walk in laundry cupboard, second shower room and allocated parking. Victoria Gardens has a homeowners' lounge and kitchenette, 24 hour emergency call system, video door entry system, lift to all floors, on site parking and landscaped gardens. We have keys to view! Call Paveys today to arrange a viewing.







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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 to Entrance Hall, security video entry phone system, emergency pull cord, fitted carpet, smooth ceiling, built in cupboard, loft access, spotlights.

CLOAKS CUPBOARD/LAUNDRY ROOM 7'6 x 5' (2.29m x 1.52m)

Double doors, fitted carpet, fitted work and shelving, space and plumbing for washing machine, space for tumble dryer, hot water tank.

LOUNGE DINER 24'3 x 16'7 (7.39m x 5.05m)

Double glazed double doors to Juliet balcony, double glazed windows to side and rear aspects with views over the communal gardens and Raglan Road, fitted carpet, under floor heating, smooth ceiling, TV point, door to Kitchen.

KITCHEN 8'10 x 7'10 (2.69m x 2.39m)

Modern cream fronted over and under counter units, work surfaces and upstands, inset stainless steel sink and drainer with mixer tap. Built in Neff oven, electric hob with extractor hood over, integrated fridge/freezer, microwave and dishwasher. Double glazed window to rear, tiled flooring, under floor heating, smooth ceiling, spot lights.

MASTER BEDROOM 17'7 x 14'7 (5.36m x 4.45m)

Double glazed window to front, fitted carpet, smooth ceiling, door to walk in wardrobe, under floor heating, door to Ensuite Shower Room.

ENSUITE 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, under floor heating, smooth ceiling, spotlights, illuminate vanity mirror and cupboard, electric towel rail.

BEDROOM TWO 12'1 x 10'1 (3.68m x 3.07m)

Double glazed window to rear, fitted carpet, under floor heating, smooth ceiling, spotlights, loft access.

CLOAKROOM/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, under floor heating, electric towel rail.

COMMUNAL GARDENS & PARKING

The property has the benefit of an allocated parking bay.
The property is surround by landscaped communal gardens with well stocked borders and beds, gated access to private garden, communal parking area with ample guest parking.

INTERNAL LOCK-UP

Property comes with the benefit of a secure walk in internal lock-up located on the First Floor.

THE VICTORIA GARDENS DEVELOPMENT

The monthly Service Charges contribute to the following:
House Manager - Weekday mornings, cleaning of communal windows, water rates for communal areas and apartments, electricity, heating, lighting and power to communal areas, 24 hour emergency call system, upkeep of gardens and grounds, repairs and maintenance to the interior and exterior communal areas, contingency fund including internal and external redecoration of communal areas & buildings insurance.

LEASE INFORMATION & CHARGES

The Vendor has advised:
The property has the benefit of an approximate 999 year lease from 2016.
Maintenance Charge - £488.14 per month.
Ground Rent - £495.00 per annum.

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, 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.

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.