



3 Portland House, Fourth Avenue

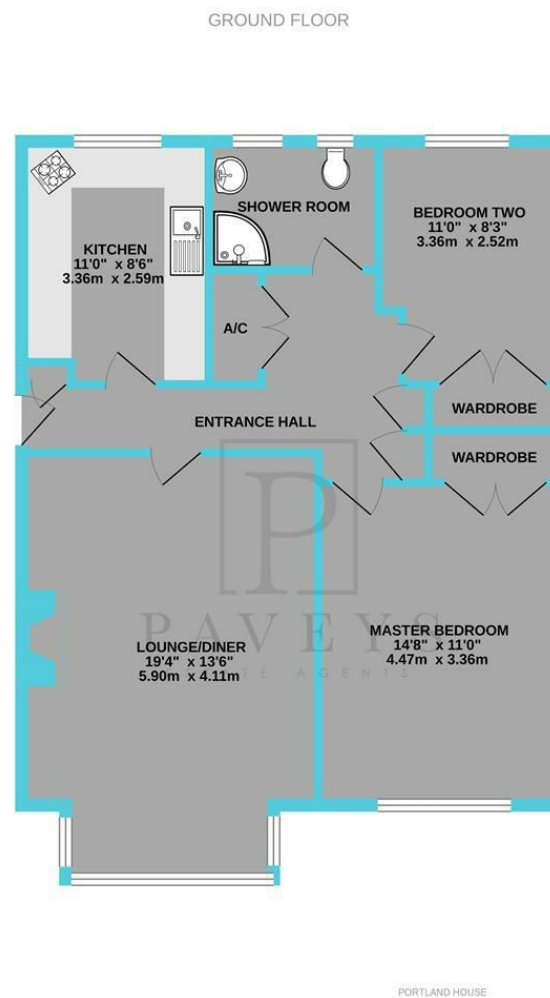
Frinton-On-Sea, CO13 9HB

Price £235,000 Leasehold



PAVEYS
ESTATE AGENTS

A SPACIOUS SECOND FLOOR "PORTLAND HOUSE APARTMENT" located just off Ashlyn's Green in the heart of Frinton-on-Sea. This superb property is situated in a sought after position, just off Connaught Avenue and lies within walking distance to Frinton's beautiful cricket club, the stunning beach and the shops, cafes and restaurants. The property will be sold with a an approximate 125 year Lease and benefits from a large lounge diner, fully equipped kitchen, two double bedrooms with built in wardrobes, shower room and garage. The property is set in well maintained communal gardens with residents parking to the rear. An internal viewing is highly recommended in order to appreciate this apartment and its location. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
	76		48
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

COMMUNAL ENTRANCE HALL

Communal entrance door, security entry phone system, stairs to all floors, courtesy door to rear leading to garages and parking.

ENTRANCE HALL

Private entrance door, security entry phone, fitted carpet, coved and textured ceiling, airing cupboard housing floor standing boiler (not tested), two built in storage cupboards, radiator.

LOUNGE DINER 19'3 x 15'9 (5.87m x 4.80m)

Double glazed box bay window to front with views over tree lined Fourth Avenue, fitted carpet, textured ceiling, TV point, feature fireplace with inset gas fire, surround and hearth, two radiators.

KITCHEN 10'4 x 8'4 (3.15m x 2.54m)

White fronted over and under counter units, work tops, inset sink and drainer with mixer tap. Built in eye level double oven, built in microwave, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear, vinyl flooring, textured ceiling, tiled splash backs.

MASTER BEDROOM 13'9 x 10'3 (4.19m x 3.12m)

Double glazed window to front with views over tree lined Fourth Avenue, laminate flooring, coved and textured ceiling, built in wardrobe, radiator.

BEDROOM TWO 12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear, laminate flooring, coved and textured ceiling, built in wardrobe, radiator.

SHOWER ROOM 7'8 x 5'11 (2.34m x 1.80m)

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Two double glazed windows to rear, vinyl flooring, part tiled walls, radiator.

COMMUNAL GARDENS & PARKING

The property is set in well maintained communal gardens with communal parking to the rear.

GARAGE

Located in a block to the rear of the property, up and over door.

IMPORTANT INFORMATION

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

LEASE & CHARGES INFORMATION

The Lease term is approx 125 years.
The Ground Rent is £125 per annum.
The Service Charges are £1,135.79 per annum.
The Buildings Insurance is £262.78 per annum.

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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 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.