Excellent

Trustpilot

McCarthy & Stone
Resales.

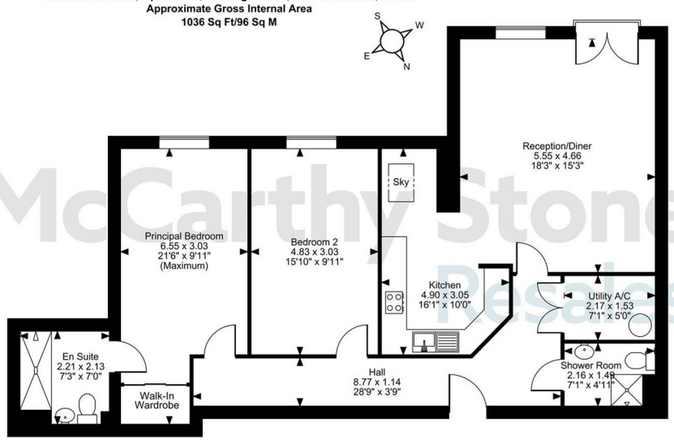








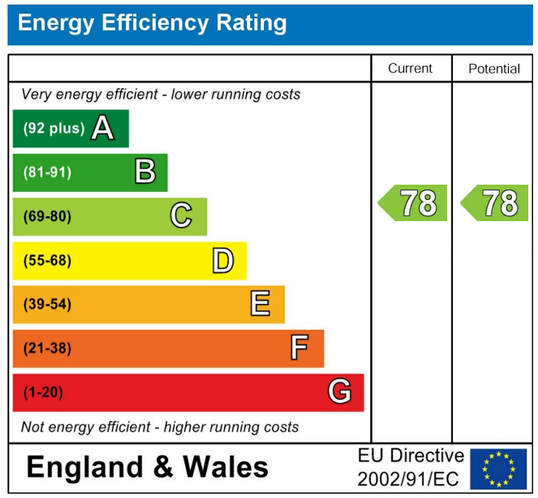
Victoria Gardens, Apartment, Hadleigh Road, Frinton-on-Sea, Essex
Approximate Gross Internal Area
1036 Sq Ft/96 Sq M




Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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## 14 Victoria Gardens

Hadleigh Road, Frinton-On-Sea, CO13 9FA

2 | 2 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 14 Victoria Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £260,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Spacious lounge with juliet balcony
- En-suite
- Walk-in Wardrobe
- Underfloor heating
- Allocated parking
- Homeowners' lounge
- Communal and maintained landscaped gardens
- Video door entry system
- Lift to all floors
- 24-Hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

# 14 Victoria Gardens, Frinton-On-Sea

2 | 2 | Asking price £260,000

## Victoria Gardens
Victoria Gardens, part of McCarthy & Stone's prestigious Platinum Range, is ideally located in the popular seaside town of Frinton-on-Sea, close to its beautiful beaches and traditional promenade. Designed for modern retirement living, the development offers underfloor heating, a walk-in laundry cupboard with fitted washer/dryer and a walk-in wardrobe to the master bedroom. Residents benefit from a dedicated House Manager, homeowners' lounge, lift access, mobility scooter storage and attractive communal areas. The service charge covers external maintenance, gardening, landscaping, window cleaning, buildings insurance and water rates. For added peace of mind, there is camera entry and a 24-hour emergency call system.

## Apartment Overview
A spacious two-bedroom apartment offering bright and airy accommodation with attractive south-facing views. The generous lounge features a Juliet balcony and opens into a modern, fully fitted kitchen, creating a welcoming open-plan living space. The impressive master bedroom benefits from both a walk-in wardrobe and en-suite shower room, while the second bedroom is well proportioned. Further benefits include a separate shower room and a good-sized utility/storage cupboard in the hallway.

## Social Lifestyle
The Communal Lounge is at the heart of the community at Victoria Gardens and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit Victoria Gardens on a regular basis and always happy to welcome new clients.

## Landscaped Gardens
One of the main social hubs of Victoria Gardens is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

## Parking
Allocated parking space with the apartment

## Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £6,341.50 per annum (up to financial year end 30/09/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

## Leashold Information
Ground rent: £495 per annum
Ground rent review: 1st Jan 2031
Lease term: 999 years from 1st Jan 2016

## Additional Information
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

## Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.



















