



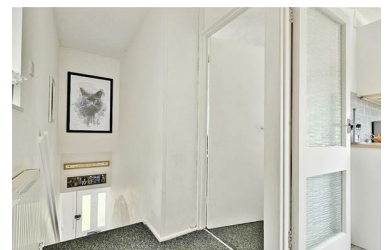
## Thorpe Road Kirby Cross, CO13 0LZ

\*\*\* INVESTMENT OPPORTUNITY \*\*\*

Located in a non-estate position, in the popular area of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this well presented, TWO BEDROOM FIRST FLOOR MAISONETTE. The property is conveniently located within walking distance to a mainline railway station with links to London Liverpool Street and is within two miles of Frinton's town centre with shopping amenities in Connaught Avenue and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- First Floor
- Investment Opportunity
- Private Rear Garden
- Well Presented Throughout
- Low Service Charge & Ground Rent
- Non-Estate Position
- Walking Distance to Kirby Cross Station
- Council Tax Band - A
- EPC Rating - D

**Price £160,000 Leasehold**





Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hall

Stair flight leading to:

### Landing

Large built in storage cupboard housing combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to side. Door to:



### Kitchen

10'5" x 7'4"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Part tiled walls. Laminate flooring. Space for fridge/freezer. Sealed unit double glazed window to rear.



## Lounge/Diner

16'11" x 14'11"

Radiator. Sealed unit double glazed window to front.



## Inner Hall

Built in airing cupboard. Loft access with pull down ladder and partially boarded. Doors to:

## Bathroom

Suite comprises of low level WC. Wash hand basin with cupboard under. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Laminate flooring. Radiator. Obscured sealed unit double glazed window to rear.



### Bedroom One

13'3" x 11'9"

Radiator. Sealed unit double glazed window to front.



### Bedroom Two

13'11" x 8'1"

Radiator. Sealed unit double glazed window to rear.



### Private Garden

Gate leading to part paved area. Remainder laid to lawn. Raised beds stocked with bark and array of trees and shrubs. Shed to remain. Additional brick built storage shed.





### Outside - Front

Hard standing concrete pathway leading to entrance door.

### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 102

Annual ground rent amount (£): 10

Ground rent review period (year/month):

Annual service charge amount (£):

Service charge review period (year/month): 180 approx.

Council Tax Band: A

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Disclaimer - wide angle lens etc.

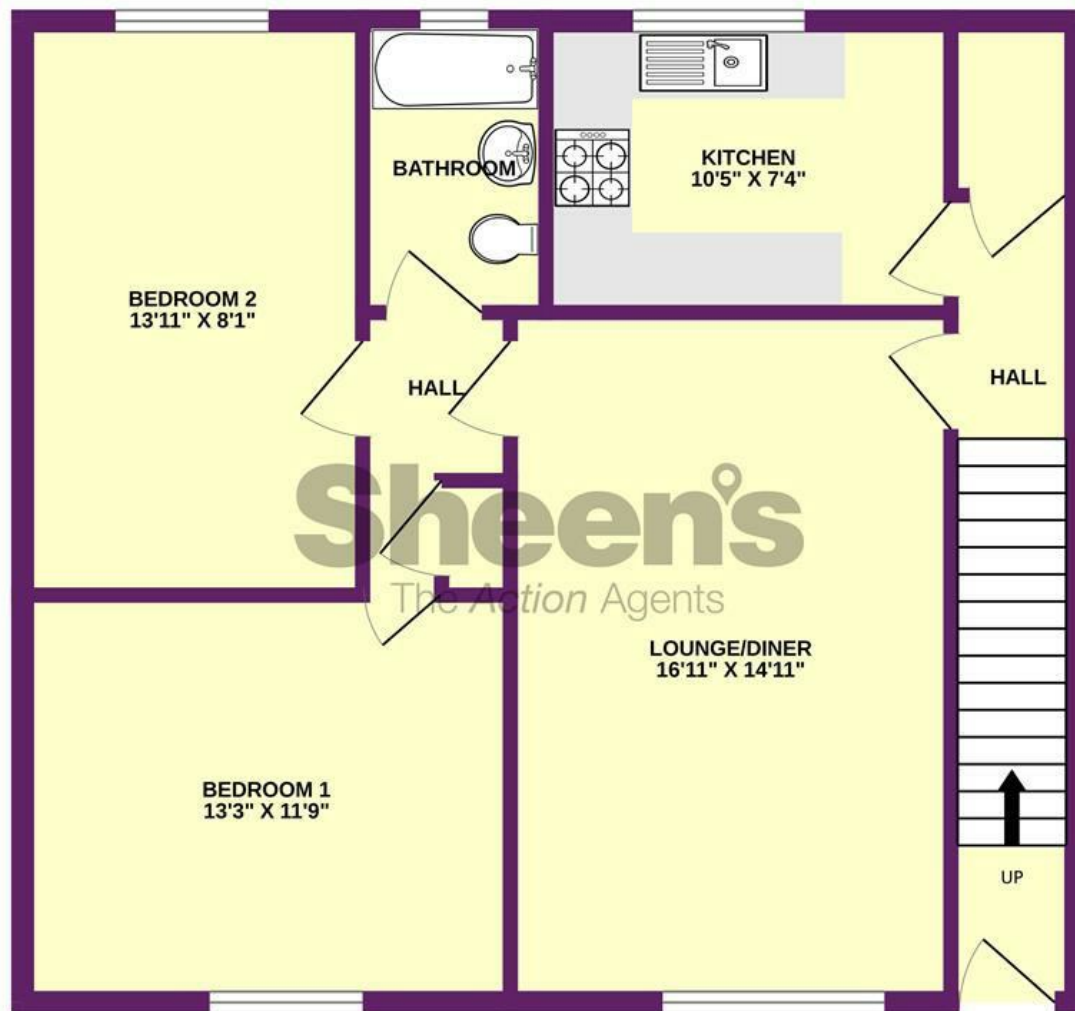
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Lease info

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

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## GROUND FLOOR



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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## Selling properties... not promises

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**Sheen's**  
The Action Agents