



## Hawthorns, Edenside Kirby Cross, CO13 0TJ

Located on the popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM FIRST FLOOR OVER 55's FLAT. The property is well presented and benefits from communal gardens, communal parking and range of storage throughout. The property is conveniently situated within two hundred metres of local shopping amenities at the Triangle shopping centre and is within half a mile of Frinton's town centre, mainline railway station with links to London Liverpool Street and seafront. It is the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Open Plan Lounge/Kitchen
- First Floor Flat
- Range Of Storage Cupboards
- Well Presented Throughout
- Resident Manager & Careline
- Communal Gardens & Parking
- Close To Triangle Shopping Centre & Local Bus Routes
- EPC Rating - C
- Council Tax Band - A



**Price £98,500 Leasehold**



Obscured hardwood door leading to:

### Entrance Porch

Large storage space offering access to fuse box. Vinyl flooring. Door to :-



### Hallway

Electric storage heater. Two built in storage cupboards. Doors to:-



### Lounge

13'4" x 10'4"

Electric storage heater. Sealed unit double glazed window to front. Opening to:-



## Kitchen

10'4" x 5'8"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Inset ceramic sink bowl and drainer unit. Space for cooker with electric extractor hood above. Future range of matching fronted units both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Tiled splash back. Vinyl flooring. Sealed unit double glazed window to rear.



## Master Bedroom

10'4" x 9'11"

Electric storage heater. Sealed unit double glazed window to front.



## Bedroom Two

9'11" x 7'7"

Electric storage heater. Sealed unit double glazed window to front.

## Shower Room

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mounted shower attachment. Part tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.



## Communal Areas

Communal parking. Communal gardens. Communal bin area.  
Communal drying line. Stair-flight to first floor.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 97

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 3180 including buildings insurance and ground rent

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note

## DH/09.25

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.**

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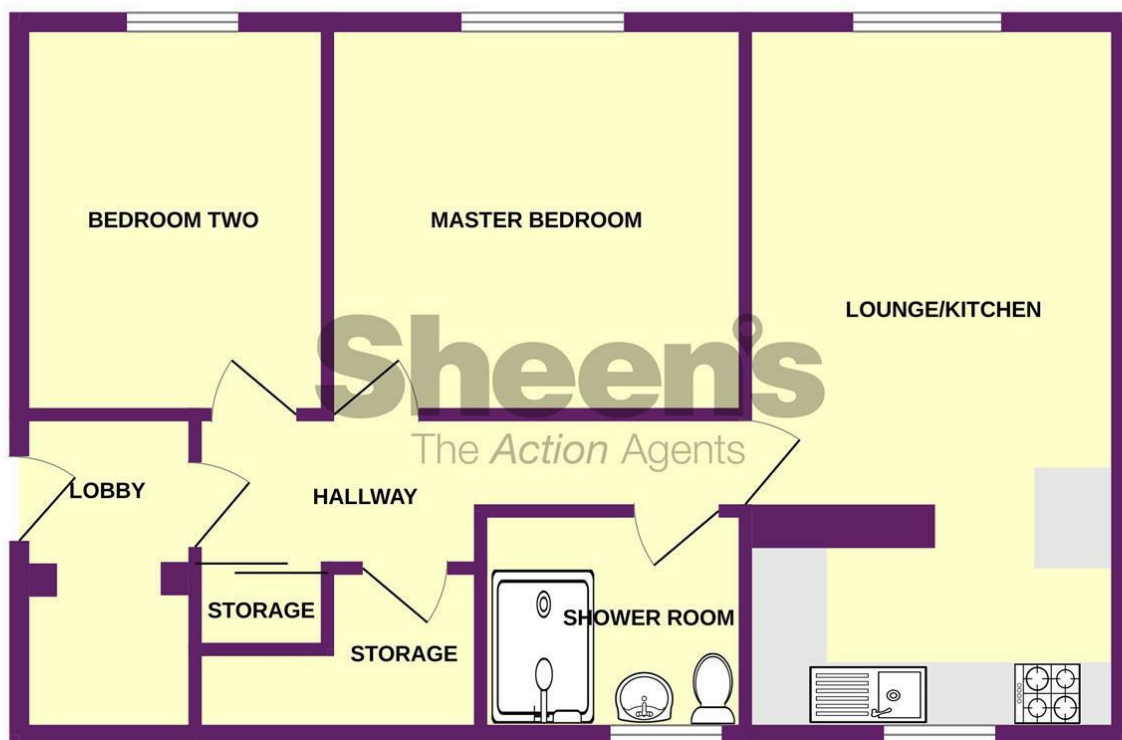
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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





## 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