



## Waltham Way Frinton-On-Sea, CO13 9JH

Situated INSIDE THE PRESTIGIOUS 'GATES' of Frinton-on-sea and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this TWO DOUBLE BEDROOMED FIRST FLOOR MAISONNETTE. The property is within 500 metres of Frinton's seafront and within a quarter of a mile of the town centre and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 17'8" x 11' Lounge/Dining Room
- 11' x 8' Fitted Kitchen
- Allocated Off Street Parking
- Allocated Rear Garden
- Garage In Block
- Inside The Gates
- No Onward Chain
- Close To Seafront
- EPC Rating D



**Price £209,995 Leasehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

### Entrance Porch

Steps leading to first floor:



### Entrance Hall

Built in airing cupboard. Loft access. Doors to:





## Lounge/Diner

17'8" x 11'

Radiator. Sealed unit double glazed bay window to front. Door to:



## Kitchen

11' x 8'

Fitted with a range of matching light oak effect fronted units. Wood effect rolled edge work surfaces. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Space for cooker and fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side and front.



## Master Bedroom

11' x 11'

Radiator. Sealed unit double glazed window to rear overlooking garden and allotments.



## Bedroom Two

11' max x 11'

Radiator. Sealed unit double glazed window to rear.



## Bathroom

White suite comprising of low level. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



## Outside

To the front of the property there is a hard standing allocated parking space for one vehicle with a pathway leading to the rear. To the rear of the property there is an allocated garden to this apartment and a communal clothes drying area. There is a garage in a block to the rear of the apartments.





### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 134

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 600

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

### JAF/09.23

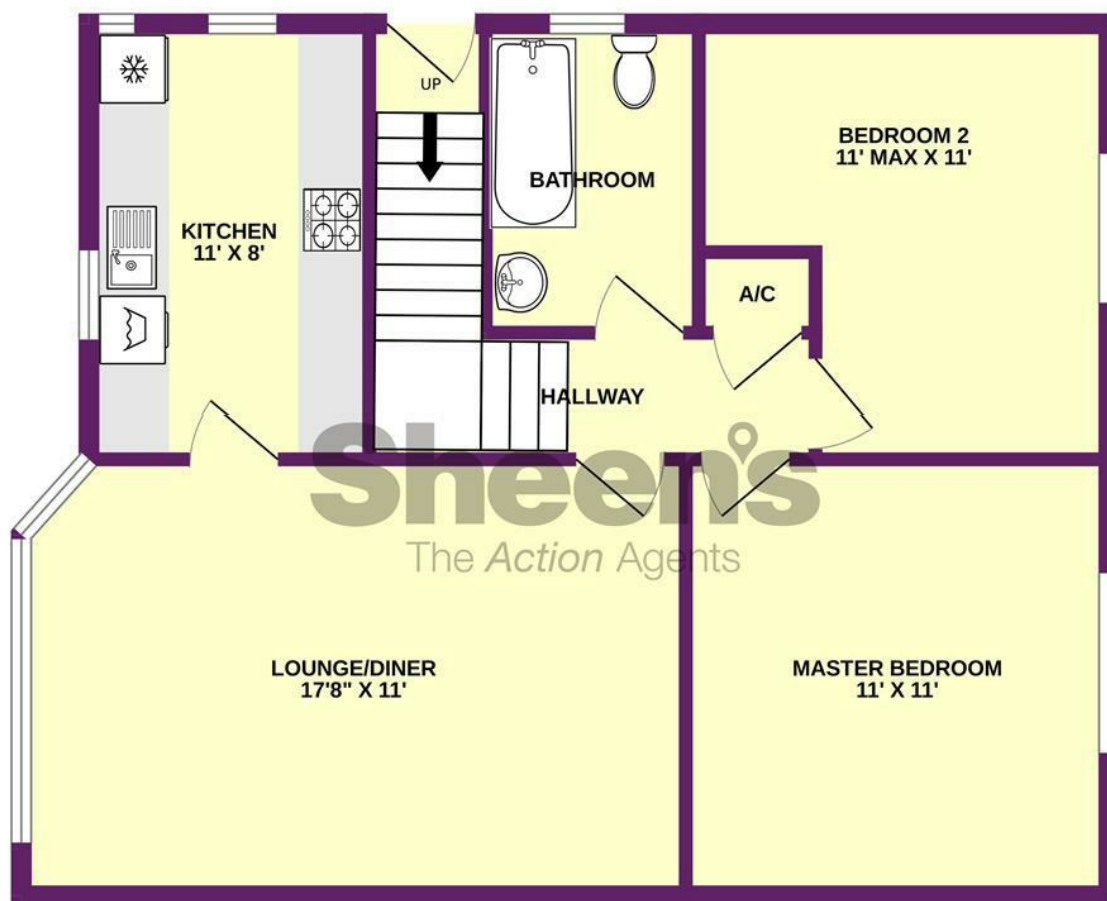
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated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

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.



## FIRST 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

