

Flat 2, Greenleas 17, Hadleigh Road

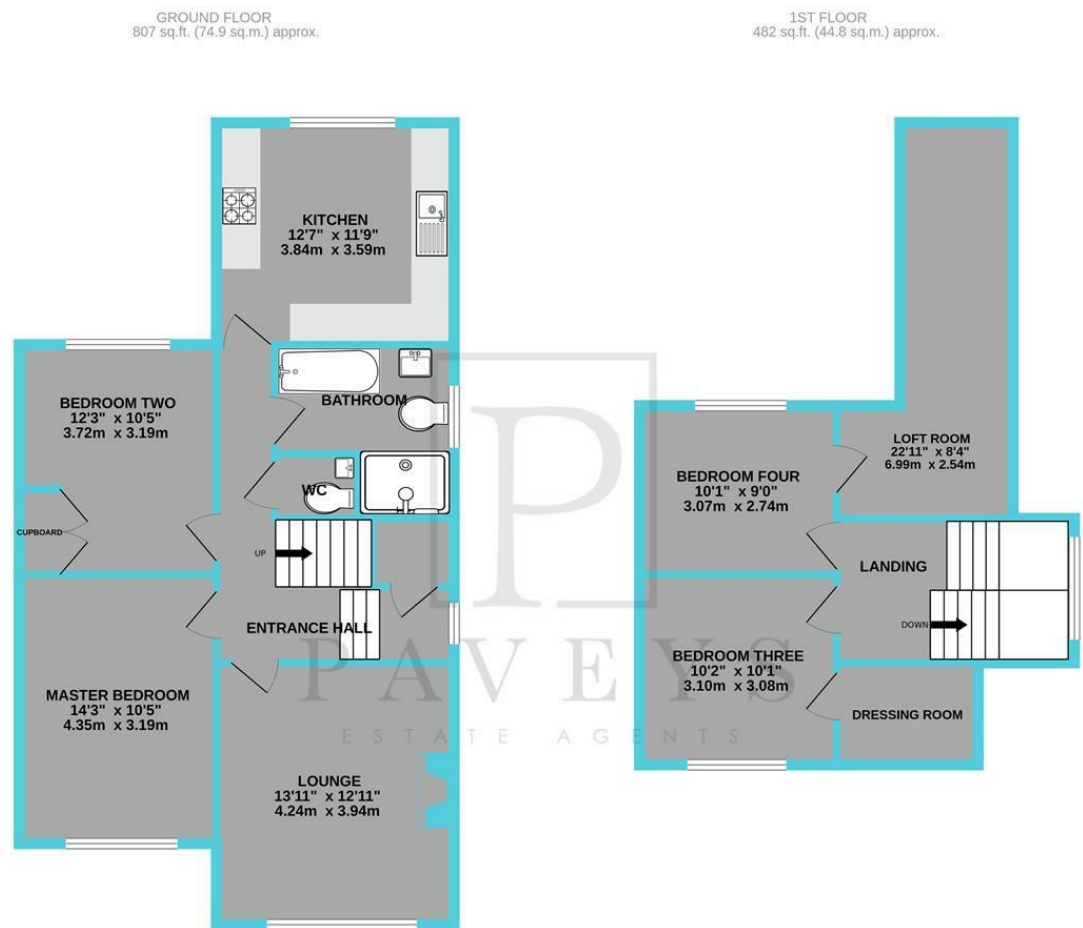
Frinton-On-Sea, CO13 9HG

Price £285,000 Leasehold



PAVEYS
ESTATE AGENTS

Centrally positioned in the heart of Frinton-on-Sea is CHARMING & DECEPTIVELY SPACIOUS SPLIT LEVEL MAISONETTE with NO ONWARD CHAIN, PRIVATE REAR GARDEN, DETACHED GARAGE & PARKING. This superb character property is arranged over two floors and offers wonderful high ceilings, lounge with open fireplace, bright and sunny kitchen breakfast room, four double bedrooms, modern bathroom suite, separate cloakroom and a great size loft room for storage. The maisonette has the benefit of a 950 year Lease, new Combi boiler (installed 2021) and exclusive use of the rear garden which is laid to lawn with gated access to the detached garage and off street parking. It is located just off of Connaught Avenue and within a short stroll to the beach and Frinton Train Station. This property really has it all! WE HAVE KEYS! Call Paveys to arrange your appointment to view!



TOTAL FLOOR AREA: 1289 sq.ft. (119.8 sq.m.) approx.
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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

ENTRANCE HALL

Private entrance door, double glazed window to side, fitted carpet, stair flight to Second Floor, doors to all rooms, radiator.

LOUNGE 13'11" x 12'11" (4.24m x 3.94m)

Double glazed window to front, fitted carpet, coved ceiling, feature open fireplace with surround and hearth, TV point, built in cupboards and shelving, two radiators.

MASTER BEDROOM 14'3" x 10'5" (4.34m x 3.18m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 12'3" x 10'5" (3.73m x 3.18m)

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

KITCHEN BREAKFAST ROOM 12'7" x 11'9" (3.84m x 3.58m)

Extensive range of over and under counter units with matching full height units and display cabinets, work tops, inset sink and drainer with mixer tap. Built in eye level oven and microwave, gas hob with extractor hood over, range of integrated appliances including fridge freezer, washing machine, tumble dryer. Double glazed window to rear overlooking the garden, laminate flooring, tiled splash backs, spot lights, radiator.

BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin, bath with mixer tap and shower attachment over and large walk in shower with double glazed window to side and rainwater shower. Double glazed window to side, tiled flooring, fully tiled walls, spotlights, towel rail, radiator.

CLOAKROOM

Modern white suite comprising low level WC and counter top wash hand basin. Tiled flooring, tiled splash backs, spotlights.

FIRST FLOOR SPLIT LEVEL LANDING

Double glazed window to side, fitted carpet.

BEDROOM THREE 10'2" x 10'1" (3.10m x 3.07m)

Double glazed window to front, fitted carpet, door to walk in dressing room, fitted wardrobe with mirror fronted sliding doors, radiator.

BEDROOM FOUR 10'1" x 9' (3.07m x 2.74m)

Double glazed window to rear, fitted carpet, built in wardrobe, door to large Loft Room, radiator.

LOFT ROOM 22'11" x 8'4" (6.99m x 2.54m)

Large loft room with double glazed window to rear, fitted carpet, strip lighting and radiator.

REAR GARDEN

Private rear garden for sole use, lawn area with retaining panel fencing, timber shed, gated access to front, gated access to rear with access to the detached garage.

DETACHED GARAGE & PARKING 17'8" x 8'7" (5.38m x 2.62m)

Located to the rear of the property, gated access from the garden, vehicular access via Old Parsonage Way.

LEASE & CHARGES INFORMATION

The property has a Lease Term of 999 years from 29th September 1974 with 950 years remaining.

The Ground Rent is £15 per annum due on 25th December annually.

The Buildings Insurance is split 43/57% with Freeholder - the vendor share is £265 per annum has been paid up until September 2025).

AGENTS NOTE

The property is situated on the 1st & 2nd Floors.

The property has the benefit of double glazed windows installed in 2011.

All integrated kitchen appliances are included in the sale along with the curtains and lampshades.

The property has the benefit of a new energy efficient Ideal Logic Combi+ C24 Boiler installed 1st September 2021 and under warranty until 1st September 2028.

The property has the benefit of a Fernox TF1 water filter installed 1st September 2021 and under warranty for 25 years.

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.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

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.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.