



Flat 1, Trafalgar House, 55 Fourth Avenue

Frinton-On-Sea, CO13 9DY

Offers in excess of £450,000 Leasehold



PAVEYS  
ESTATE AGENTS



Paveys have the pleasure in offering for sale this BEAUTIFUL CHARACTER APARTMENT with PRIVATE VERANDAH & PATIO AREA positioned in the sought after Avenues inside the Frinton Gates with NO ONWARD CHAIN. This unique property is in beautiful order and has a stylish interior along with a wealth of original features including the verandah and high ceilings. Key features include a private entrance door, elegant lounge with direct access to the patio and communal gardens, kitchen breakfast room, master bedroom with en-suite, two further double bedrooms, a small fourth bedroom/study, shower room and allocated parking. The private patio area overlooks the established communal gardens and provides the perfect entertaining space with ample room for a dining table and barbeque. Trafalgar House is a stylish character property converted into several apartments and positioned in Fourth Avenue and located within easy reach of the beautiful beach, Frinton's popular golf, tennis and cricket clubs and Connaught Avenue. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys today to arrange your appointment to view.



GROUND FLOOR  
1459 sq.ft. (135.6 sq.m.) approx.



TOTAL FLOOR AREA: 1459 sq.ft. (135.6 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

#### ENTRANCE HALL

Private entrance door, LVT flooring, high ceiling, built in storage cupboard, radiator.

#### KITCHEN BREAKFAST ROOM 17'1 x 14'3 (5.21m x 4.34m)

Extensive range of high gloss over and under counter units, matching island unit with inset under mount sink and drainer with mixer tap. Laminate work tops and upstands, glass splash back, integrated Smeg Pyrolytic oven, induction hob with extractor hood over, integrated fridge freezer, wine rack, dishwasher and microwave. Feature double glazed door and matching full height panel windows to rear overlooking the garden, fitted shutters, LVT flooring, high ceiling, feature Victorian arch and picture rail, smooth ceiling, spot lights, door to Lounge, radiators.

#### LOUNGE 20'6 x 15'2 (6.25m x 4.62m)

Double glazed door and matching side panels to rear garden, fitted shutters, double glazed bay window to rear, fitted shutters, fitted carpet, arched recess, fitted wall lights, picture rail, smooth ceiling, feature cornicing and spot lights, fireplace with stone surround and granite hearth and inset electric fire, radiators.

#### MASTER BEDROOM 19'6 x 16'6 (5.94m x 5.03m)

Double glazed bay window to front, fitted shutters, two feature stained glass windows to side. fitted carpet, built in double wardrobes, door to En Suite Shower Room, radiators.

#### EN SUITE TO MASTER BEDROOM

Modern white comprising low level WC, wall mounted vanity wash hand basin and fully tiled shower cubicle with glass screen. Tiled flooring, fully tiled walls, fitted wall cabinet with mirror, tall cupboard, shaver point, spot lights, chrome heated towel rail.

#### BEDROOM TWO 14'3 x 11'3 (4.34m x 3.43m)

Double glazed double doors to front, fitted shutters, double glazed windows to front and side aspects, window to front and side aspects, fitted shutters.

#### INNER HALL

Double glazed arched window to side, fitted carpet, built in cupboard, built in airing cupboard, radiator.

#### BEDROOM THREE 12'9 x 11'4 (3.89m x 3.45m)

Double glazed double doors to private patio, fitted shutters, double glazed windows to rear and side aspects, fitted carpet, wall lights, smooth ceiling, spot lights, radiator.

#### BEDROOM FOUR/STUDY 9'6 x 8'9 (2.90m x 2.67m)

Double glazed window to side, fitted shutters, built in cupboard housing wall mounted boiler (N/T), feature arched recess, fitted carpet, radiator.

#### SHOWER ROOM

Spacious shower room with modern white suite comprising low level WC, vanity wash hand basin and walk in double shower. Two double glazed windows to side, tiled flooring, fully tiled walls, smooth ceiling, spot lights, shaver point, traditional radiator.

#### OUTSIDE FRONT

Attractive private veranda to the front of the apartment with retaining balustrade. The remainder is laid to shingle with an allocated parking space, retaining wall.

#### OUTSIDE REAR

The apartment has the benefit of a private patio terrace for its sole use which overlooks the beautifully established communal gardens which are laid to lawn with an array of mature planting.

#### ALLOCATED PARKING

The apartment has the benefit of an allocated parking space to the front.

#### LEASE TERM & SERVICE CHARGES

The property has a Lease term of 125 years from January 2007.  
The Ground Rent is £250 per annum.  
The Service Charge is £3087.62 per annum which includes buildings insurance.  
Reserve Fund is £904.40.  
The Management Company are Eastblock Group Limited.

#### IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Leasehold  
Energy Performance Certificate (EPC) rating: To Be Confirmed.  
The property is connected to electric, 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.

#### 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.