

4 Portas House, Queens Road

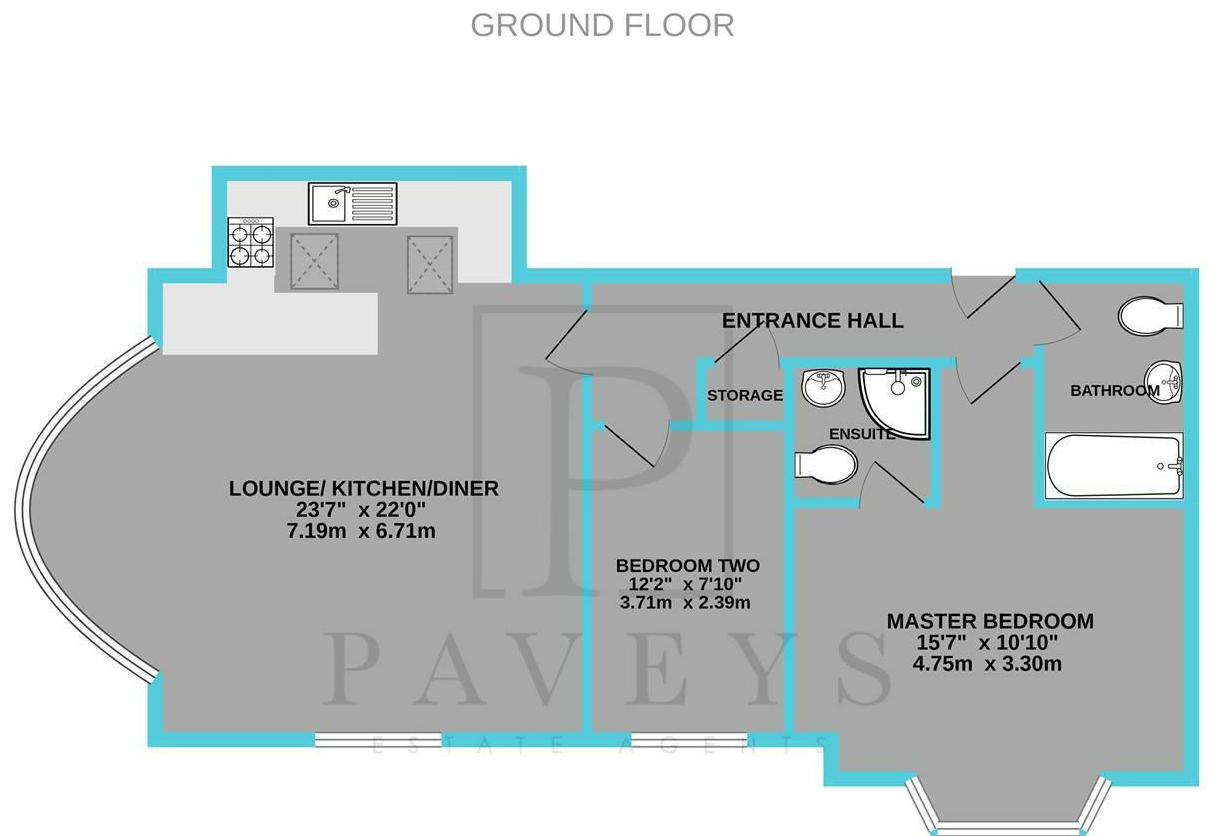
Frinton-On-Sea, CO13 9BL

Price £310,000 Leasehold



PAVEYS
ESTATE AGENTS

A MODERN TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT located in the heart of Frinton-on-Sea and within a short stroll of the beautiful greensward and beach. The property is part of a small development of properties built in 2016 with communal gardens, internal lift, allocated parking, security entry system and under floor heating. It is conveniently positioned adjacent to the shops, cafes and restaurants in Connaught Avenue. The accommodation comprises of a 23ft by 22ft open plan lounge diner with large bay window, modern kitchen with breakfast bar and appliances, master bedroom with en-suite shower room, second bedroom and family bathroom. Frinton's popular golf, tennis and cricket clubs are all within easy reach as well as Frinton Railway Station with services to Chelmsford and Central London. Call Paveys to arrange your appointment to view.



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
85	85

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

COMMUNAL ENTRANCE HALL

Communal entrance door, security entry phone system, stairs and lift to all floors.

ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, smooth ceiling, built in airing cupboard, under floor heating.

LOUNGE KITCHEN DINER 23'7 x 22' (7.19m x 6.71m)

Large double glazed bay window to side aspect, double glazed window to front, fitted carpet, smooth ceiling, under floor heating.

Kitchen: White fronted over and under counter units, quartz work tops and upstands, breakfast bar, inset sink with mixer tap. Built in electric oven and hob with extractor over, integrated dishwasher, integrated fridge freezer, cupboard housing wall mounted boiler (not tested). Two double glazed Velux windows to rear, tiled flooring, under floor heating, smooth ceiling, spot lights.

MASTER BEDROOM 15'7 x 10'10 (4.75m x 3.30m)

Large bay window to front aspect, fitted carpet, smooth ceiling, door to En-Suite, under floor heating.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, wall mounted wash hand basin and corner shower cubicle. Tiled flooring, part tiled walls, smooth ceiling, spot lights, under floor heating, extractor fan, shaver point.

BEDROOM TWO 12'2 x 7'10 (3.71m x 2.39m)

Double glazed window to front, fitted carpet, smooth ceiling, under floor heating.

BATHROOM

Modern white suite comprising low level WC, wall mounted wash hand basin and bath with mixer taps and shower attachment over. Tiled flooring, part tiled walls, smooth ceiling, spot lights, under floor heating, extractor fan, shaver point, illuminated wall mounted mirror, chrome heated towel rail.

OUTSIDE & PARKING

The property is set in well maintained communal gardens with allocated off road parking.

LEASE & CHARGES INFORMATION

We are advised by the Vendor:
The property has the benefit of a 125 year Lease granted from March 2016.
The Ground Rent is £250.00 per annum.
The Service Charge is approximately £1,642.00 per annum.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, gas, mains water and sewerage.

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.

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 2003

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.