



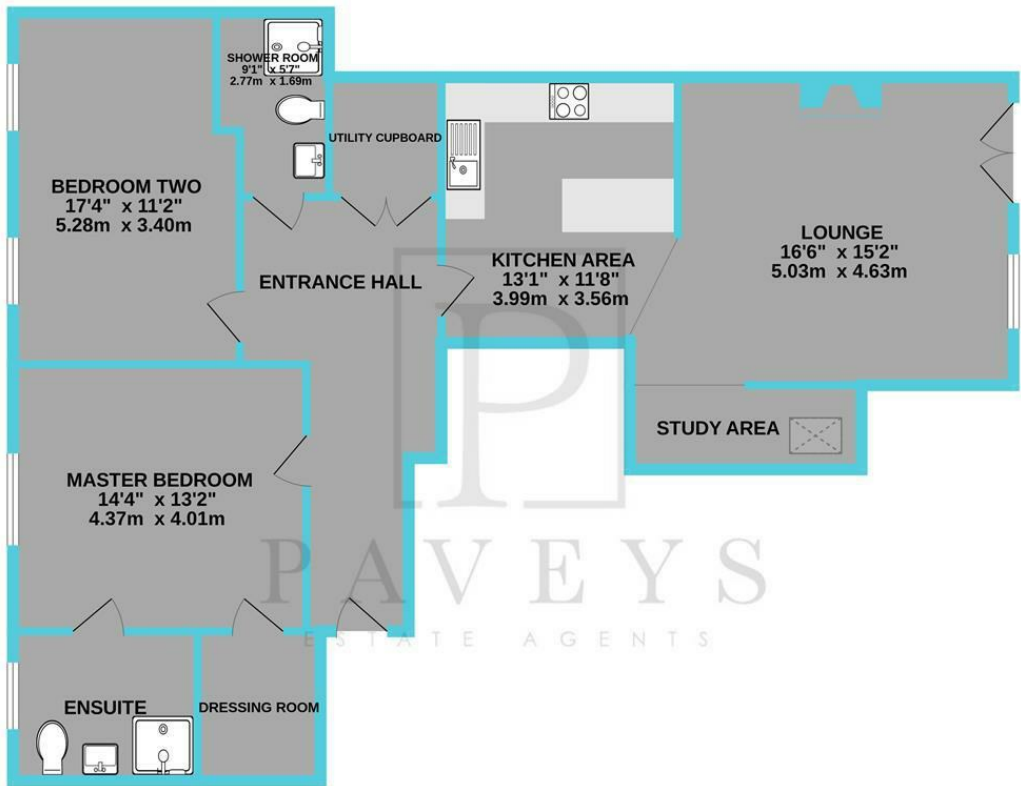
Flat 12, Victoria Gardens, Hadleigh Road
Frinton-On-Sea, CO13 9FA

Price £375,000 Leasehold

NO ONWARD CHAIN! Paveys have the pleasure in offering for sale this LIGHT, AIRY & SPACIOUS MCCARTHY & STONE SECOND FLOOR APARTMENT located in the heart of Frinton-on-Sea. VICTORIA GARDENS is an exclusive retirement apartment complex constructed in 2016 and set in beautiful established gardens with an attractive residents club Lounge, lift to all floors, video door entry system, 24 hour emergency call system, house manager (Monday to Friday) and allocated parking. This spacious apartment features a large lounge diner with French doors to the Juliet Balcony which has a stunning SOUTH WESTERLEY orientation and benefits from partail SEA VIEWS, study area, modern kitchen with integrated appliances, master bedroom with en-suite shower room and large walk-in wardrobe, second double bedroom, modern shower room, large walk-in utility room and under floor heating. The property occupies a central location within easy reach of the greensward, beach, shops and rail services. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		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

TOTAL FLOOR AREA: 1172 sq.ft. (108.9 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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COMMUNAL ENTRANCE HALL

Double glazed automatic sliding doors to Entrance Hall leading to Communal Lounge & Kitchen, security video entry phone system, doors leading to Ground Floor Apartments, lift access to all floors.

ENTRANCE HALL

Hardwood entrance door leading to spacious Entrance Hall, security video entry phone system, emergency pull chord, fitted carpet, smooth ceiling, spot lights, under floor heating.

UTILITY CUPBOARD

Large walk in Utility Cupboard/Laundry Room, space and plumbing for washing machine, pressurised water tank, power and light.

KITCHEN & DINING AREA

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven and microwave, Neff four ring electric hob with cooker hood over, integrated full height fridge, integrated dishwasher, separate free standing freezer. Tiled floor, under floor heating, concealed lighting, smooth ceiling, spot lights, open plan to Dining Area & Lounge.

LOUNGE

Double glazed French doors to Juliet balcony which has partial sea views, double glazed window to front, fitted carpet, under floor heating, feature electric fireplace with surround and hearth, smooth ceiling, spot lights, TV point, open plan to Dining Area.

VIEWS FROM JULIETTE BALCONY

STUDY AREA

Double glazed Velux window, fitted carpet, underfloor heating.

MASTER BEDROOM

Double glazed window to rear fitted carpet, under floor heating, smooth ceiling, spot lights, door to En-Suite Shower Room, door to walk-in Dressing Room.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and double walk-in shower cubicle. Double glazed window to rear, tiled floor, under floor heating, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

WALK-IN DRESSING ROOM

Bespoke fitted rails and shelving and cupboards, fitted carpet, power and light.

BEDROOM TWO

Two double glazed windows to rear, fitted carpet, under floor heating.

SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk-in shower cubicle. Tiled floor, fully tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

COMMUNAL GARDENS

The property is set in beautifully maintained and established communal gardens, with a lovely raised sun terrace.

AGENTS NOTE

There is a large Storage cupboard which is located on the first floor.

COMMUNAL LOUNGE

PARKING

Allocated parking space G.

LEASE & CHARGES INFORMATION

The Vendor has advised:-

The property has the benefit of an approximate 999 year Lease (from 2016)
The Ground Rent is approximately £495 per annum - payable in two instalments.
The Maintenance Charges are approximately £5857.60 Per Annum.

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: E
Tenure: Leasehold
Energy Performance Certificate (EPC) rating:
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.

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.