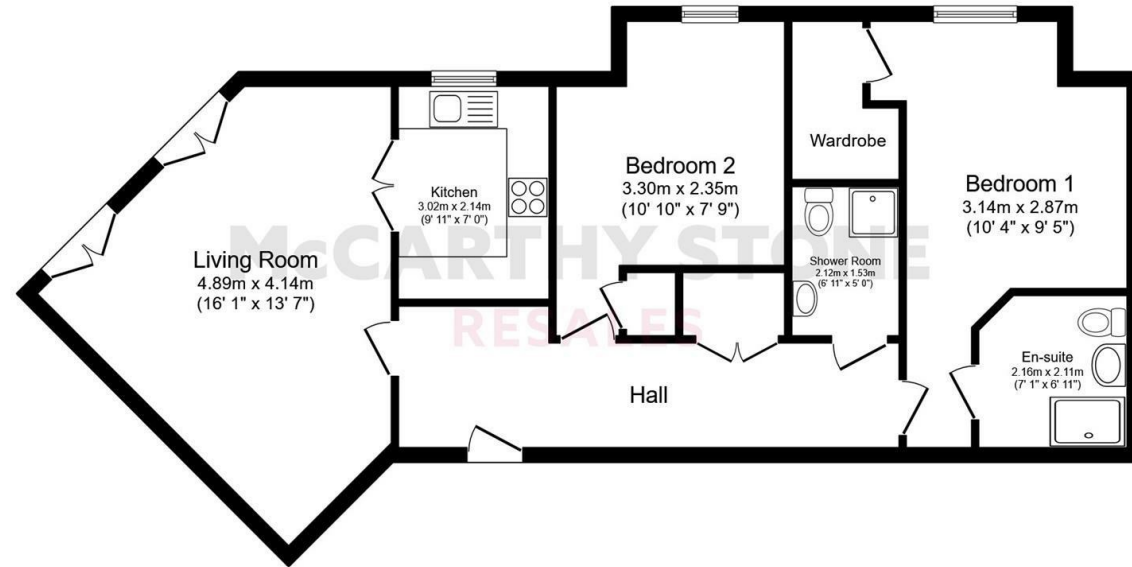


# McCARTHY STONE RESALES

## 11 VICTORIA GARDENS

14-16 RAGLAN ROAD, FRINTON-ON-SEA, CO13 9FA



Total floor area 80.3 sq.m. (865 sq.ft.) approx  
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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### COUNCIL TAX BAND: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A TWO BED first floor with spacious rooms and modern features ~ Offered in a like new condition with no onward chain ~ ALLOCATED CAR PARKING SPACE ~

**PRICE REDUCTION**

**ASKING PRICE £290,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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# VICTORIA GARDENS. REGLAN ROAD,

# 2 BEDROOMS £290,000

## VICTORIA GARDENS

Victoria Gardens, one of McCarthy & Stone's prestigious 'Platinum Range', sits within the welcoming seaside town of Frinton-on-Sea which offers miles of golden sand beaches, a well maintained esplanade, and an array of colourful beach huts stretching along the traditional promenade. Victoria Gardens has been designed and constructed for modern living. The apartments boast a walk in laundry cupboard with room for washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (except plot 14). The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. It is a condition of purchase that residents must meet the age requirement of 60 years or over

## ENTRANCE HALL

Front door with a spy hole. Camera entry system for additional peace of mind. Smoke detector and intruder alarm. Oak veneered doors leading to the living room, bedrooms and shower room.

## LIVING ROOM

A very bright spacious living room with the benefit of two Juliet balconies which allow lots of natural light in and provide views towards the Hadleigh Road. The room allows ample room for dining room furniture. TV

point with Sky+ connectivity. Telephone and power points. Part glazed double doors lead onto the separate kitchen.

## KITCHEN

Fully fitted kitchen with a range of modern low and eye level ivory high gloss units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer sits below the window. Waist height oven and microwave above, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting. Integrated fridge/freezer and dishwasher.

## MASTER BEDROOM

A generously sized master bedroom with large window with views towards the front elevation. Door leading onto a walk-in wardrobe housing rails, shelving and drawers. TV point with Sky+ connectivity. Telephone and power points. Further door leading to an en-suite.

## EN-SUITE

A modern fully tiled en-suite comprising; full length walk in shower cubicle with fitted glass screen and grab rail; WC; Wash hand basin with fitted mirror with built in light above. Spot lights.

## SECOND BEDROOM

A double bedroom which could be used for dining or hobby / study room. TV point. Power points. Central ceiling light.

## SHOWER ROOM

A fully tiled suite comprising shower cubicle with glass sliding door and fitted grab rail; WC; Wash hand basin with fitted mirror with built in light above. Spot lights.

With this apartment there is an allocated storage cupboard on the 1st floor which our homeowner can lock and use.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,463.30 per annum (up to financial year end 30/09/2024)

## GROUND RENT

Ground rent: £495 per annum  
Ground rent review: Jan 2031  
Lease term: 999 years from 2016

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

