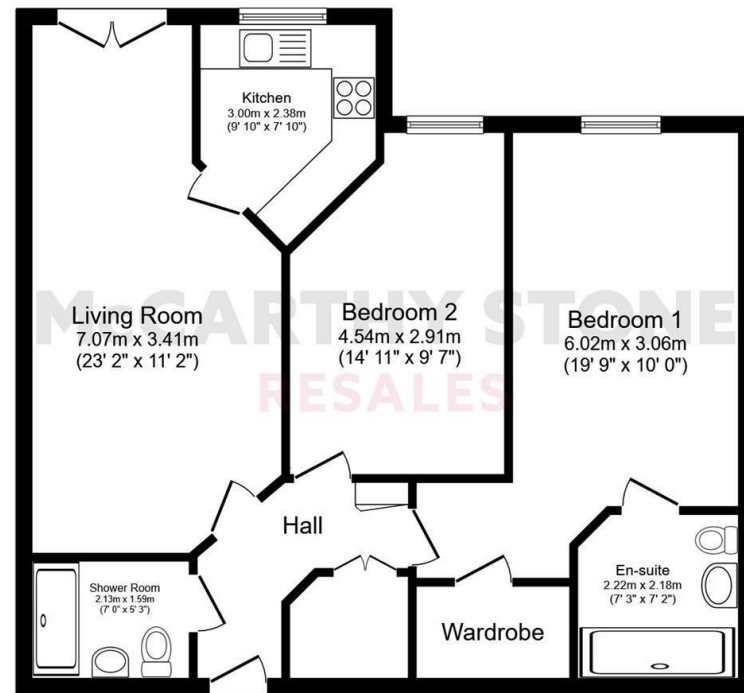


McCARTHY STONE RESALES

8 VICTORIA GARDENS

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



Total floor area 77.2 sq.m. (831 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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ASKING PRICE £279,995 LEASEHOLD

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

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VICTORIA GARDENS. RAGLAN ROAD,

2 BEDROOMS £279,995

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 fitted 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.

ENTRANCE HALL

Door to walk in laundry cupboard with fitted washer/dryer. Doors leading to all rooms except the kitchen.

LOUNGE

A sunny south west facing lounge with a Juliet balcony which allows lots of natural light in and provides views towards the front elevation. The room has ample space for dining and has a feature electric fire which acts as an attractive focal point. Two decorative ceiling lights, TV point with Sky+ connectivity. Telephone and power points.

KITCHEN

Fully fitted modern kitchen with a range of white gloss fronted wall, drawer and base units, with Granite styled work surfaces with matching splash back and a tiled floor. Sink with lever tap and drainer sits below a south west facing window with blind. Inset waist height Neff electric oven with built in microwave above. Four ringed hob with chrome splash back and matching extractor hood. Recessed integral fridge freezer and

dishwasher. Under unit lighting, ceiling spot lights and ventilation system.

MASTER BEDROOM

The master double bedroom features a large south west facing window and has the benefit of a walk in wardrobe with shelving and hanging rails. Central ceiling light, power points, telephone point. Door giving access to en-suite;

EN-SUITE

A modern fully tiled en-suite comprising; 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 second bedroom, which could also be used for dining / hobby room with a bright south west facing aspect. TV point. Power points. Central ceiling light.

SHOWER ROOM

A fully tiled shower room comprising; a double length shower cubicle with fitted grab rail; WC; Wash hand basin with fitted mirror with built in light above. Spot lights.

SERVICE CHARGE (BREAKDOWN)

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

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,463.30 for the financial year ending 30/09/2024.

Entitlements Service Check out benefits you may be

entitled to, to support you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.
LEASEHOLD INFORMATION
Lease length: 999 years from 1st January 2016
Ground rent: £495 per annum
Ground rent review: 1st January 2031
It is a condition of purchase that residents must meet the age requirement of 60 years or over

ADDITIONAL SERVICE

- **Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living costs.
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

