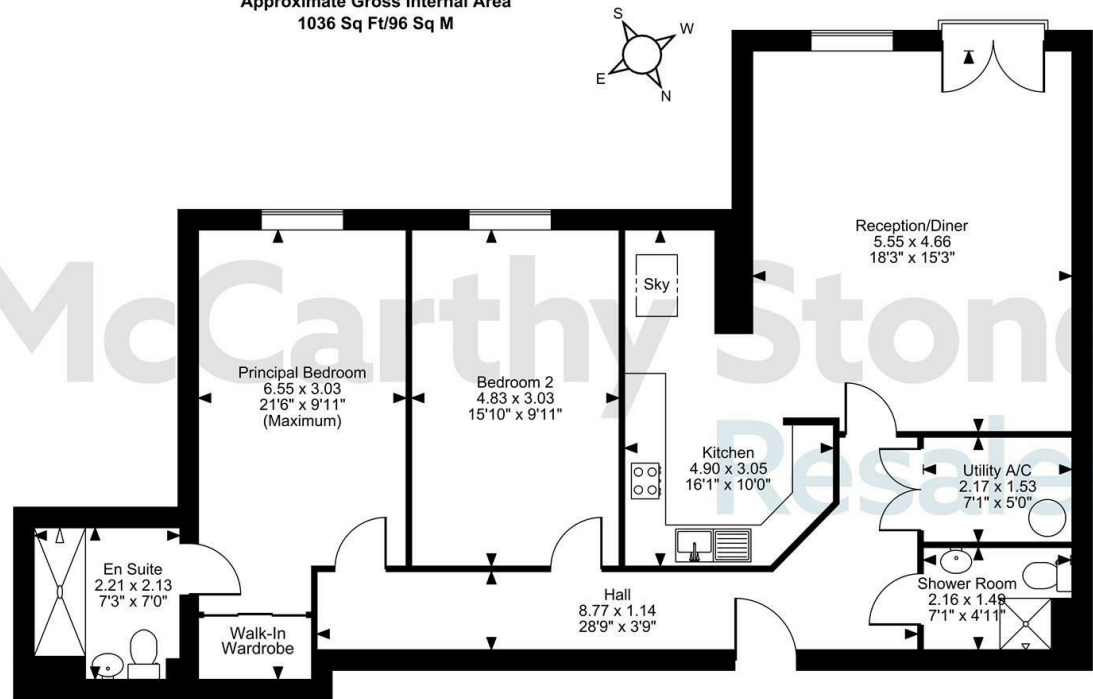


Victoria Gardens, Apartment, Hadleigh Road, Frinton-on-Sea, Essex  
Approximate Gross Internal Area  
1036 Sq Ft/96 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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## 14 Victoria Gardens

Hadleigh Road, Frinton-On-Sea, CO13 9FA

PRICE  
REDUCED



PRICE REDUCTION

Asking price £310,000 Leasehold

**\*\*APARTMENT RECENTLY REDECORATED AND CARPETS PROFESSIONALLY CLEANED\*\*** A BRIGHT & AIRY two bedroom retirement apartment. Located on the second floor, this stunning apartment boasts a SOUTH-WEST FACING Juliet balcony in the spacious lounge. Master bedroom also boasts a WALK-IN WARDROBE and an EN-SUITE BATHROOM.

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# Hadleigh Road, Frinton-On-Sea

## 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 apartment boasts a walk in laundry cupboard with fitted washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobe in the master bedroom. 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. Lift access to all floors. Communal rubbish recycling in a dedicated area at Ground Floor Level. Mobility scooter storage located on the Ground Floor of the development.

## 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. You can also see the sea looking left from the Juliet Balcony. The room has ample space for dining and has a feature electric fire which acts as an attractive focal point, the fireplace has a remote control. Spot lights, TV point with Sky+ connectivity. Telephone and power points.

## Kitchen

Fully fitted modern kitchen with a range of ivory 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. Inset waist height Neff electric oven with built in microwave above. Four ringed hob with stainless steel 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 LED lighting. 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; shower cubicle with fitted grab rail; WC; Wash hand basin with fitted mirror with built in LED lighting. Spot lights.

## Parking

Allocated parking space with the apartment

## Service Charge

- 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, to find out more about service

# 2 Bed | £310,000

charges please contact your Property Consultant or House Manager.

Service charge: £5,857.60 per annum (for financial year ending 30/09/2025)

**\*\*Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living costs. (often offset by Government Entitlements e.g Attendance Allowance £3,500-£5,200)'.

## Leashold Information

Ground rent: £495 per annum  
Ground rent review: 1st Jan 2031  
Lease term: 999 years from 1st Jan 2016

## Additional Information & Services

- \*\* 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

