



Edenside Kirby Cross, CO13 0TJ

Situated on the popular 'Frietuna' development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this, OVER 55'S, TWO BEDROOM BUNGALOW. The property is well presented throughout and is conveniently situated within two hundred metres of local shopping amenities at the Triangle shopping centre and is within half a mile of Frinton's town centre, mainline railway station with links to London Liverpool Street and seafront. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Over 55's
- Modern Shower Room
- Communal Parking
- Communal Gardens
- Popular 'Frietuna' Development
- Close to Amenities
- No Onward Chain
- Council Tax Band - A
- EPC Rating - E



Price £129,995 Leasehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Vinyl flooring. Windows to front and side. Obscured hardwood door leading to:



Hall

Built in storage cupboard with plumbing for washing machine. Vinyl flooring. Obscured hardwood door to:



Lounge/Diner

17' x 10'9"

Vinyl flooring. Two wall mounted electric heaters. Sealed unit double glazed windows to side and rear. Sealed unit double glazed sliding patio door leading to:



Kitchen

7'1" x 7'

Fitted with a range of matching wooden fronted units. Granite effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Space for eye level microwave. Space for fridge/freezer. Space for dishwasher. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to front.



Inner Hall

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Loft access with pull down ladder. Vinyl flooring. Doors to:

Bedroom One

12" x 8'10"

Built in wardrobes with sliding doors. Vinyl flooring. Wall mounted electric heater. Sealed unit double glazed window to front.



Bedroom Two

9" x 8"

Vinyl flooring. Wall mounted electric heater. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted corner shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted electric heater. Obscured sealed unit double glazed window to rear.



Outside

Communal parking. Communal gardens. Communal bin area.
Communal drying line.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 98

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): £3120 (£260 per month)

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note Percentage of property being sold: 70%

Lease info

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

JD/03.24

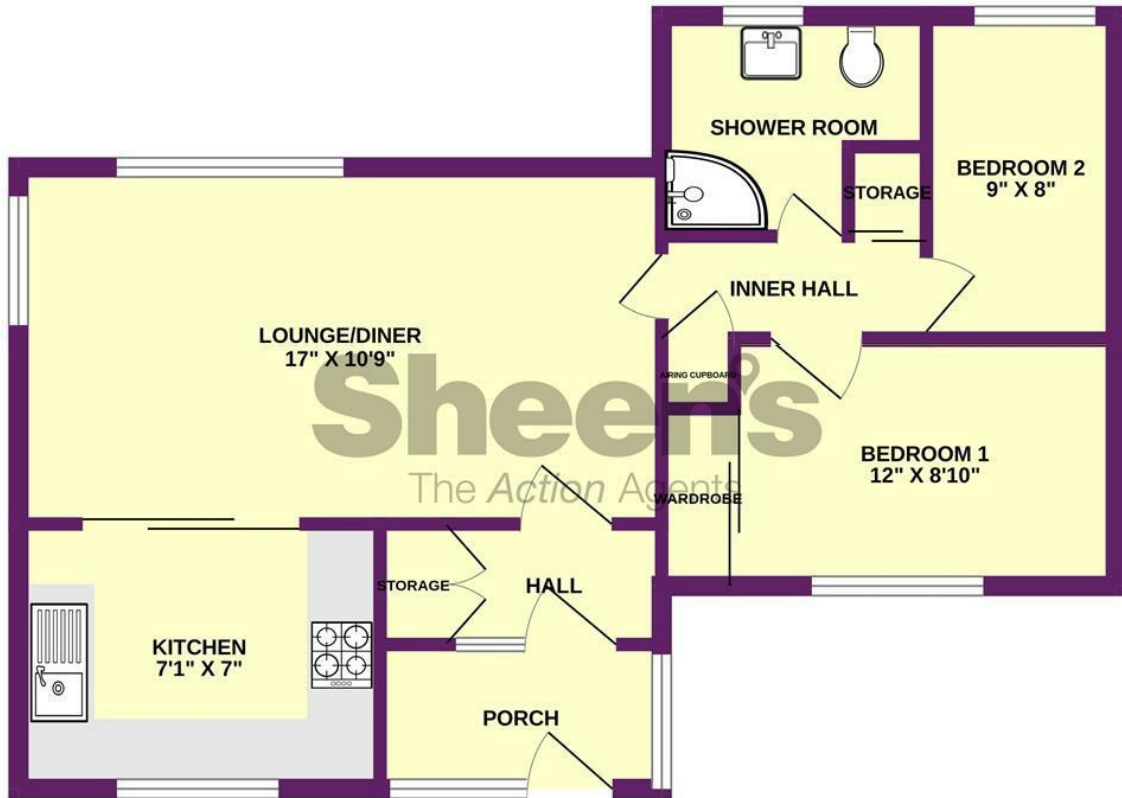
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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Selling properties... not promises

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