



Edenside Kirby Cross, CO13 0TJ

Located on the popular 'Frietuna' development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM GROUND FLOOR OVER 55's FLAT. The property is well presented and benefits from it's own PRIVATE entrance, communal parking and range of storage throughout. The property 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 valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large Lounge
- Ground Floor With Private Entrance Door
- Range Of Storage Cupboards
- Modern Kitchen & Shower Room
- Resident Manager & Careline
- Communal Gardens & Parking
- Close To Triangle Shopping Centre & Local Bus Routes
- No Onward Chain
- Council Tax Band - A / EPC Rating - D



Price £94,250 Leasehold

Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

Hall

Storage cupboard with housing for tumble dryer. Laminate flooring. Door to:



Hallway

Built in large airing cupboard. Built in storage cupboard with sliding doors. Laminate flooring. Electric night storage heater. Doors to:



Bedroom One

11'1" x 9'6"

Laminate flooring. Electric night storage heater. Sealed unit double glazed window to rear.



Bedroom Two

9'6" x 8'2"

Electric night storage 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 cupboard under. Fitted shower cubicle with tri-folding door and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

13'4" x 11'1"

Wall mounted electric fire. Electric night storage heater. Sealed unit double glazed window to front. Obscured sealed unit double glazed window to side. Sliding door leading to:



Kitchen

11'1" x 5'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Sealed unit double glazed window to front.



Outside

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



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 90 approx.

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 3180 including buildings insurance and ground rent

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note:

JD/01.25

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 - £150 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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