



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

Located just off Connaught Avenue in the heart of Frinton-on-Sea, Sheen's Estate Agents are delighted to offer for sale this BEAUTIFUL MCCARTHY & STONE FIRST FLOOR APARTMENT. This beautifully presented property features a large lounge diner with French doors to the Juliet balcony, modern kitchen with high end integrated appliances, master bedroom with en-suite shower room, walk in wardrobe, second double bedroom, large utility cupboard, modern shower room and under floor heating. VICTORIA GARDENS is an exclusive retirement apartment complex constructed in 2016 and set in beautiful established gardens with an attractive residents club Lounge, sun terrace, lift to all floors, video door entry system, 24 hour emergency call system and allocated parking. The beach, shops, restaurants and rail services are all within easy reach. It is in the valuers opinion that an early viewing is highly recommended to fully appreciate the accommodation on offer.

- Over 60's Retirement Apartment
- First Floor
- Two Double Bedrooms
- Walk to the Seafront
- En-suite Shower Room
- Underfloor Heating
- Allocated Parking
- Juliette Balcony
- EPC Rating - B
- Council Tax Band - E



**Price £330,000 Leasehold**

Accommodation comprises with approximate room sizes:-

### Entrance Hall

Sealed unit double glazed automatic sliding doors to Entrance Hall leading to Communal Lounge & Kitchen. Security video entry phone system. Doors leading to Ground Floor Apartments. Lift access to all floors.

### Communal Kitchen & Lounge

Sealed unit double glazed windows and doors to rear with views over the garden. Spotlights. Wall mounted TV. Feature fireplace with surround and hearth. Kitchenette with a range of under and over counter units. Work surfaces. Inset single bowl sink and drainer. Breakfast bar.



### Entrance Hall

Hardwood entrance door leading to spacious Entrance Hall. Security entry phone system. Emergency pull chord. Spotlights. Under floor heating.



### Lounge/Diner

Sealed unit double glazed French doors to Juliet balcony. Sealed unit double glazed window to side. Under floor heating. door to:-



### Kitchen

Fitted with a range of modern white matching fronted units. Square edge work surfaces. Inset stainless steel sink and drainer with mixer tap. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. I. Inset double oven at eye level. Integrated fridge/freezer and dishwasher. Spotlights. Tiled flooring. Underfloor heating. Sealed unit double glazed window to rear.



### Shower Room

Modern white suite comprising low level WC. Vanity wash hand basin. Fitted shower cubicle. Tiled under floor heating. Spot lights. Heated towel rail.



### Utility Cupboard

Wall mounted electric boiler. Integrated Bosch washing machine. Underfloor heating.

### Bedroom One

Sealed unit double glazed window to front. Under floor heating. Door to Walk In Wardrobe with light. Door leading to:



### En-suite

Modern white suite comprising low level WC. Vanity wash hand basin with storage under. Shower cubicle. Tiled flooring. Under floor heating. Spot lights. Heated towel rail.



### Bedroom Two

Sealed unit double glazed window to front. Under floor heating.



### Outside - Front



### Outside - Rear

Allocated parking space.



### Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 990

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£): TBC

Service charge review period (year/month):

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

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### DH/03.25

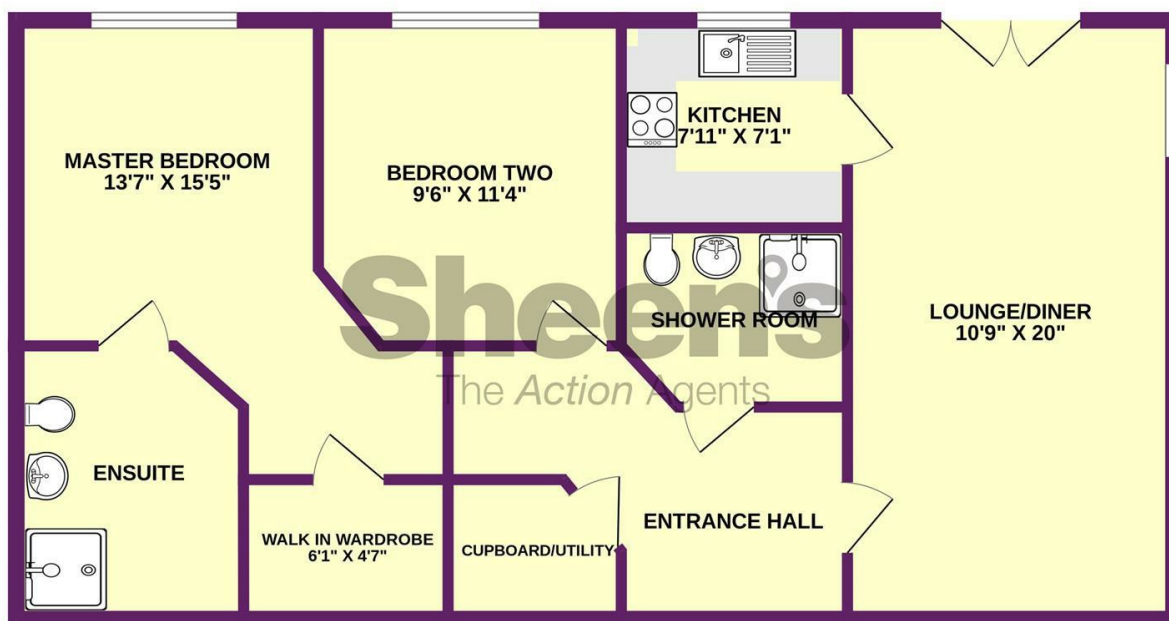
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their 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.



FIRST FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

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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**Sheen's**  
The Action Agents