





WALDEN WAY, FRINTON-ON-SEA, ESSEX, CO13 0BH

Price

£230,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Ground Floor Maisonette
- Allocated Parking
- Private Rear Garden With Summer House To Remain
- Gas Central Heating
- Close To Frinton-on-Sea
- Share Of Freehold
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D

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Ideally situated in the sought after Walden Way, just a short distance from Frinton-on-Sea's High Street, railway station and picturesque seafront, Fentons are delighted to offer for sale this SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. The property offers two double bedrooms, generous living accommodation throughout, and the added benefit of a private rear garden. The property is being offered with NO ONWARD CHAIN and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured double glazed door leading to:-

Porch
Radiator. Obscured glazed hardwood door leading to:-

Hallway
Two built in storage cupboards. Radiator. Door to:-

Lounge/Diner
21'3" x 11'11"
Tiled fireplace. Two radiators. Two double glazed windows to front.

Kitchen/Breakfast Room
11'11" x 8'11"
Fitted with a range of matching wooden fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wall mounted combination boiler providing heat and hot water throughout. Space for fridge/freezer. Part tiled walls. Tiled flooring. Double glazed window to side.

Bedroom One
12'4" x 10'10"
Radiator. Double glazed window to rear.

Bedroom Two
14'11" x 8'5"
Built in wardrobes. Radiator. Double glazed windows to side and rear aspects.

Bathroom
Suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed tiled bath with wall mounted electric power shower. Fully tiled walls. Tile effect vinyl flooring. Radiator. Two towel rails. Obscured double glazed window to side.

Outside - Rear
Summerhouse with wooden decking ideal for seating. Part concrete and paved areas. Remainder laid to lawn. Additional areas laid to shingle. Array of shrubs, trees and bushes.

Outside - Front
Driveway providing off street parking space. Remainder laid to lawn. Beds stocked with flowers and shrubs.

Material Information - Leasehold Property
Tenure: Leasehold -Share Of Freehold
Length of lease (years remaining): 959
Annual ground rent amount (£): 5
Ground rent review period (year/month):

Annual service charge amount (£): TBC
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.










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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

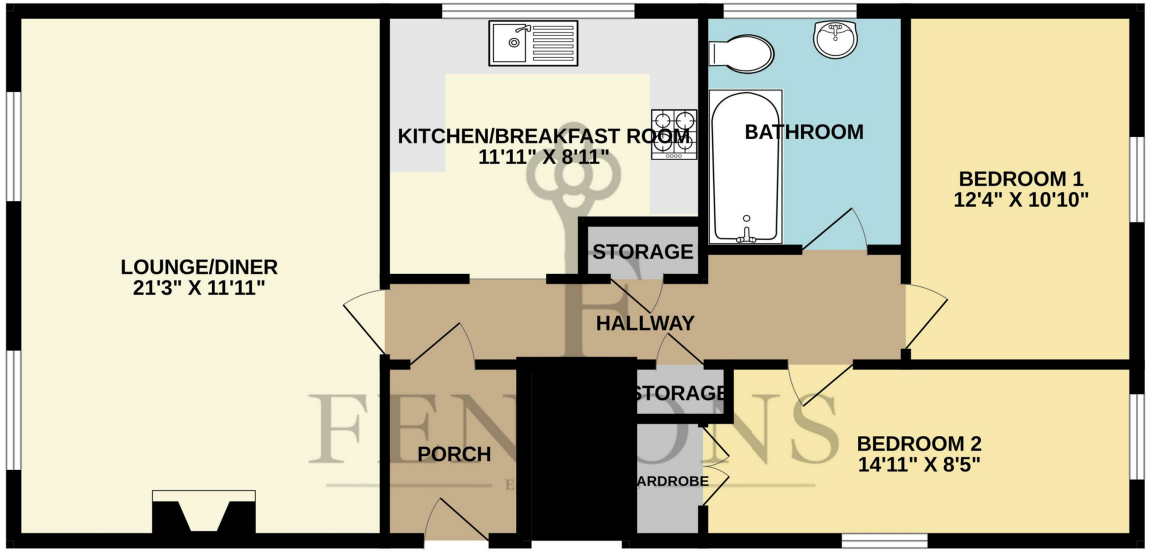
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GROUND FLOOR



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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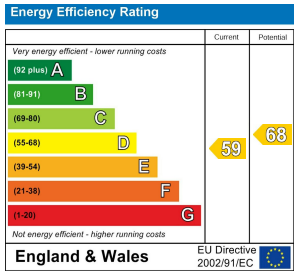
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Council Tax Band

B





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