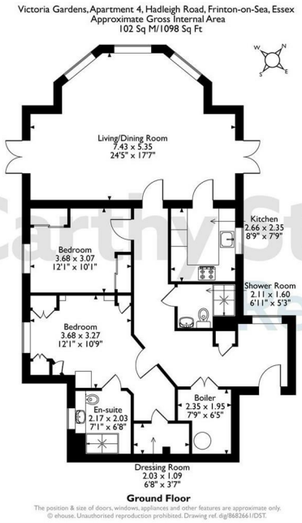
Excellent

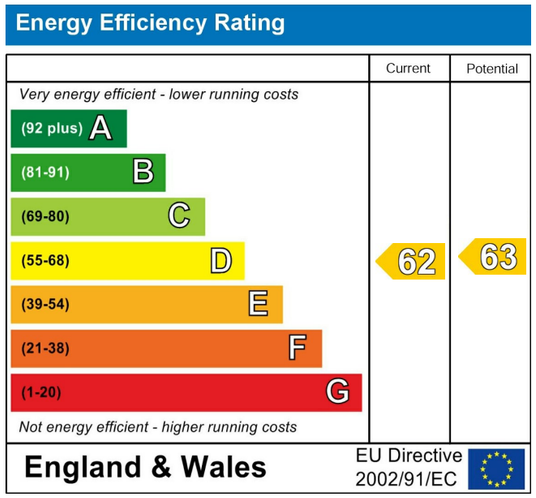
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Registered in England and Wales No. 10716544

The Property Ombudsman







4 Victoria Gardens

14-16 Raglan Road, Frinton-On-Sea, CO13 9FA

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 4 Victoria Gardens could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £395,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Homeowners' lounge
- Communal and maintained landscaped gardens
- Sky/Sky+ connection availability
- On site parking
- 24-Hour emergency call systems
- Video door entry system
- Underfloor heating
- Smoke detector and intruder alarm
- Lift to all floors
- Pet Friendly (ask for terms and conditions)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

4 Victoria Gardens, Frinton-On-Sea

2 | 2 | Asking price £395,000

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 apartments boast a walk in laundry cupboard with fitted washer/dryer, underfloor heating throughout, Sky/Sky+ connection points in living rooms and walk in wardrobes (except plot 14). 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. It is a condition of purchase that residents must meet the age requirement of 60 years or over

Entrance Hall

Front door with spy hole leads to the large entrance hall which enough space for a dining table - as per the current owners set up. From the hallway there is a door to a walk-in storage cupboard/airing cupboard with shelving. Doors lead to the bedrooms, living room and shower room.

Lounge

A beautifully spacious and light-filled lounge featuring a triple aspect, with two sets of French doors and three additional windows that flood the room with natural light. Both sets of French doors provide direct access to two patios, seamlessly blending indoor and outdoor living. The room also offers ample space for dining, making it ideal for both relaxing and entertaining. TV point with Sky+ connectivity, telephone point, raised power points and three decorative ceiling lights.

Kitchen

Beautifully modern kitchen with a range of high gloss base and wall units, granite styled work surfaces with matching splash back. Stainless steel sink with drainer and mixer tap with window above. Built in waist height oven and microwave above, four ringed hob with chrome splash back and matching extractor hood. Integrated fridge/freezer and dishwasher.

Master Bedroom

A generously sized master bedroom featuring extensive built-in furniture, including over-bed cupboards, drawers, and a wardrobe, offering excellent storage throughout. The room enjoys a sunny south-west facing aspect and garden outlook. It also benefits from direct access to a walk-in wardrobe/dressing room. TV & telephone point, raised power points and ceiling lighting. Further door leads to the en-suite.

En-Suite

A modern fully tiled en-suite comprising full width walk in shower cubicle with fitted glass screen and grab rail, WC, Wash hand basin with fitted mirror with built in light above and ceiling spot lights.

Second Bedroom

A double second bedroom, which could also be used for dining / hobby room also benefiting from a bright south west facing aspect and garden outlook. TV point, raised power points and ceiling lighting.

Shower Room

A fully tiled shower room comprising a double length shower cubicle with glass sliding door and fitted grab rail. WC, Wash hand basin with fitted mirror with built in light above and ceiling spot lights.

Service Charge (breakdown)

- 24 hour emergency call system
- Visiting House Manager
- Water rates for communal areas and apartments
- Upkeep of gardens and grounds
- Buildings insurance
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, find out more about service charges please contact your Property Consultant or House Manager.

Annual Service charge: £6,341.50 for the financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Parking

This apartment comes with an allocated parking space.

Leasehold information

Lease length: 999 years from 1st January 2016
Ground Rent: £495 per annum
Ground Rent Review: 1st January 2031

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet & Copper Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage
- Store room for each apartment.













