

SECOND AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9LY

Offers over

£499,950

LEASEHOLD

- Three Double Bedrooms With Ample Storage
- Stunning Far Reach Countryside Views & Outlook Towards Frinton Tennis Club
- Impressive West Facing Lounge Enjoying Beautiful Views
- Over 1600sq ft Of Light & Generously Proportioned Accommodation
 - Two Bathrooms
 - Highly Sought After 'Avenues' Location
 - Share Of Freehold & Approx. 990 Year Lease
- Attractive & Established Communal Gardens & Garage In Block
- Convenient For Connaught Avenue, Frinton Beach & Local Clubs
 - Council Tax Band - C / EPC Rating - F



FENTONS
ESTATE AGENTS



Fentons are delighted to introduce to market THE PENTHOUSE AT IVANHOE, SECOND AVENUE, FRINTON-ON-SEA. Dating back to 1914 and converted into apartments during the 1960s, this impressive and character filled residence occupies the entire top floor, offering in excess of 1,600 sq ft of light and spacious accommodation. The property benefits from its own private entrance and enjoys attractive farmland views. Throughout the apartment, a wealth of original character features can be found alongside a selection of stylish modern fixtures and fittings, with excellent storage available. A particular highlight is the elegant WEST FACING lounge, providing a wonderful living space with far reaching views. The generous landing leads to three exceptionally spacious bedrooms, each offering ample storage, as well as the kitchen/breakfast room and two bathrooms. Ivanhoe itself is an impressive period building surrounded by beautifully established communal gardens. The property is ideally positioned for access to Frinton-on-Sea's renowned beach and greensward, while the town's popular sporting facilities, including the golf, tennis and cricket clubs, are also within easy reach. The property is offered with a SHARE OF FREEHOLD, an approximate 990 year lease and being offered with NO ONWARD CHAIN.

Accommodation comprises of approximate room sizes

Sealed unit double glazed door leading to:-

Porch

Stair flight to first floor. Tiled flooring. Sealed unit double glazed windows to side and front.

Landing

Range of built in storage cupboards. Built in airing cupboard. Wall light. Sealed unit double glazed windows to front. Door to:-

Master Bedroom

20'2" x 17'5"

Range of built in wardrobes. Feature alcove area ideal for desk and dressing room area. Two radiators. Sealed unit double glazed windows to front. Sealed unit double glazed windows to rear overlooking Frinton tennis club and offering farmland views.

Bedroom Three

13'9" x 11'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front overlooking Frinton tennis club and offering farmland views.

Separate w/c

Low level WC. Extractor fan.

Bathroom

Wash hand basin. Enclosed panelled bath with shower hose attachment. Part tiled walls. Wall mounted heated towel rail. Sealed unit double glazed window to front.

Lounge/Diner

28'4" x 16'4"

Two radiators. Sealed unit double glazed windows to side. Sealed unit double glazed window to front overlooking Frinton tennis club and offering farmland views. Sealed unit double glazed door to side leading down to steps for fire escape purposes.

Kitchen/Breakfast Room

14'4" x 13'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset five ring electric hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of units both at eye and floor level. Built in larder cupboard. Featured splash back. Tiled flooring. Loft access. Plumbing for washing machine. Integrated fridge/freezer and dishwasher. Spotlights. Sealed unit double glazed window to front.

Inner Hall

Door to:-

Bedroom Two

16'1" x 12'8"

Range of built in wardrobes. Wall lights. Radiator. Sealed unit double windows to side.

Bathroom

17'1" x 11'5"

Large bathroom suite ideal for conversion and comprising of low level w/c. Wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splash back. Wall mounted heated towel rail. Sealed unit double glazed window to front overlooking Frinton tennis club and offering farmland views.

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Outside

Beautiful mature landscaped gardens with an array of flowers, shrubs, bushes and trees to the front, side and rear of the property. Gazebo offering garden furniture storage. Pathway leading to private entrance door.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 990

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1823

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £2059.18 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



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Seller's Note

The property has the benefit of a Communal Boiler for the supply of hot water and heating. Apartment 6 contributes payments of 15.5% towards the overall cost.

AML

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.

REFERRAL FEES

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

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

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



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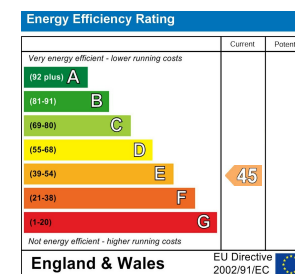
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Council Tax Band

C



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