



Flat 1 Portland House, Fourth Avenue

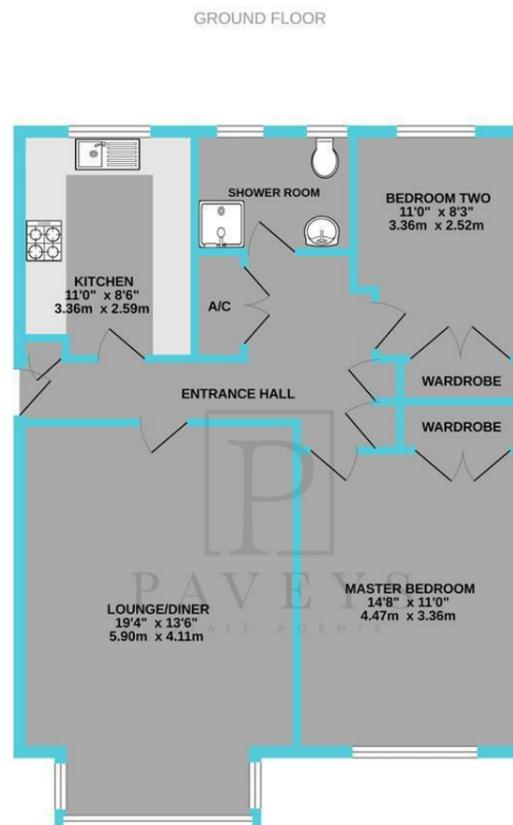
Frinton-On-Sea, CO13 9HB

Price £280,000 Leasehold



PAVEYS  
ESTATE AGENTS

An opportunity to purchase this TURN KEY, TOWN CENTRE APARTMENT located in the sought after "Avenues" in Frinton-on-Sea. Positioned with easy reach of everything that Frinton has to offer including the beautiful beach, independent shops, cafes and restaurants in Connaught Avenue and Frinton's many sporting clubs. The apartment has been beautifully refurbished from top to bottom and finished with high end fixtures and fittings. It benefits from a lounge diner, two double bedrooms with fitted wardrobes, stylish kitchen with appliances, luxurious shower room, newly fitted central heating system and garage. Outside are pretty communal gardens and communal parking to the rear. We have keys! Call Paveys to have a peak!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	65	77	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. Made with Metropex iCAD5.

### COMMUNAL ENTRANCE HALL

Glazed entrance door, door to rear leading to the garages, stair flight to all floors, security entry phone system.

### ENTRANCE HALL

New oak entrance door, security entry phone system, LVT flooring, smooth ceiling, spot lights, built in Airing/Utility cupboard, two built in storage cupboards, radiator.

### AIRING/UTILITY CUPBOARD

Double oak doors, space and plumbing for washing machine, space for tumble dryer, wall mounted Ideal boiler (not tested by Agent), fitted shelving.

### KITCHEN 11' x 8'6" (3.35m x 2.59m)

Newly fitted handleless over and under counter units, high end work tops and upstands, inset white sink and drainer with mixer tap. Built in oven, induction hob with extractor over, integrated wine fridge, fridge freezer and dishwasher. Double glazed window to rear, LVT flooring, smooth ceiling, spot lights, under unit lighting.

### LOUNGE DINER 19'4 x 13'6" (5.89m x 4.11m)

Double glazed box bay window to front overlooking Fourth Avenue, fitted carpet, smooth and coved ceiling, spot lights, TV point, radiator.

### MASTER BEDROOM 14'8 x 11' (4.47m x 3.35m)

Double glazed window to front, fitted carpet, smooth ceiling, spot lights, built in wardrobe with oak doors, radiator.

### BEDROOM TWO 11' x 8'3" (3.35m x 2.51m)

Double glazed window to rear, fitted carpet, smooth ceiling, spot lights, built in wardrobe with oak doors, radiator.

### SHOWER ROOM

A luxurious, contemporary suite comprising low level WC, vanity wash hand basin and large walk in shower with glass screen and waterfall rain head. Two double glazed windows to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, extractor fan, towel rail.

### COMMUNAL GARDENS & PARKING

Pretty communal gardens, laid to lawn with flower borders. Communal parking to the rear of Portland House.

### GARAGE 16'10 x 8'3" (5.13m x 2.51m)

Located to the rear of the property, up and over door, power and light connected (not tested by Agent).

### LEASE & CHARGES INFORMATION

The Vendor has advised:  
There is a remaining Lease term of 136 years.  
The Annual Service Charge is £1,372.92  
The Annual Ground Rent is £250.00.

### IMPORTANT INFORMATION

Council Tax Band: C  
Tenure: Leasehold  
Energy Performance Certificate (EPC) rating: D  
The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

### LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.