





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

Price

£275,000

LEASEHOLD

- Two Double Bedrooms
- Avenue's Location Inside The Gates
- 26'3" x 20' Lounge/Diner
- 14'9" x 12'6" Hallway
- Beautifully Presented Oversized Rooms
- Ground Floor With Private Entrance
- Original Features With Stunning Landscaped Garden Views
- No Onward Chain
- Council Tax Band - D
- EPC Rating - E

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FENTONS
ESTATE AGENTS

Located in the 'Avenues' of Frinton and being offered with NO ONWARD CHAIN, we have the pleasure in bringing to market this immaculately presented TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. 'Ivanhoe', which was once a large Edwardian house built in 1912 for Sir John Hood and converted in 1965, now boasts exceptionally large apartments with an abundance of original features and stunning views of the mature landscaped communal gardens. Frinton's seafront and Greensward are a stones throw from the property along with the town centre and railway station which are within a short stroll. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal Entrance Hall
Stair flight to all floors.

Hallway
14'9" x 12'6"
Large welcoming entrance hall. Original fitted display cupboard with storage cupboard and drawer under. Newly fitted carpet. Radiator. Open access to inner halls. Double glass panelled doors leading to:-

Lounge/Diner
26'3" x 20'
Newly fitted carpet. Two sealed unit double glazed leadlight windows to rear. Two sealed unit double glazed leadlight windows to side. Sealed unit double glazed Georgian style 'French' doors to side.

Inner Hall
Doors to

Bathroom
Modern white suite comprises low level w/c. Vanity wash hand basin with storage under. Panelled bath with shower attachment. Fitted corner shower cubicle with integrated rainfall shower and separate attachment. Heated towel rail. Part tiled walls. Tiled flooring. Shaver point. Extractor fan. Obscured sealed unit double glazed leadlight window to front.

Kitchen
13' x 9"
Fitted with a range of country style fronted units. Square edge work surfaces. Inset four ring electric hob with built in oven under. Inset stainless steel bowl sink drainer unit with mixer tap. Integrated fridge, freezer and washing machine. Part tiled walls. Tiled flooring. Sealed unit double glazed leadlight window to front. Sealed unit double glazed leadlight window to side

Bedroom One
20'01" x 14'8"
Newly fitted carpet. Radiator. Two sealed unit double glazed leadlight window to rear.

Bedroom Two
17'8" x 16'5"
Newly fitted carpet. Radiator. Sealed unit double glazed leadlight window to rear.

Communal Gardens
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.

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.

Disclaimer - Wide Angle Lens Etc

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.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 939
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 1872 including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax Band: D





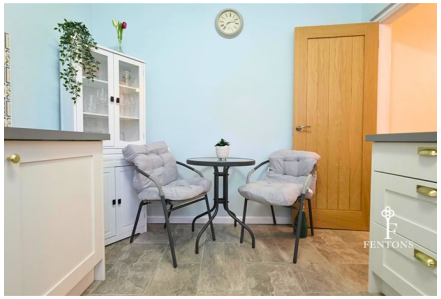




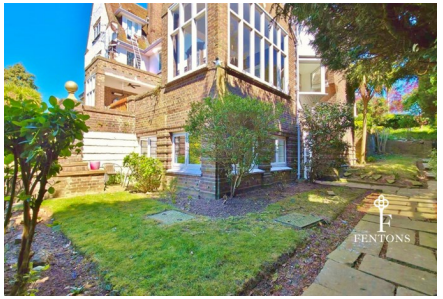


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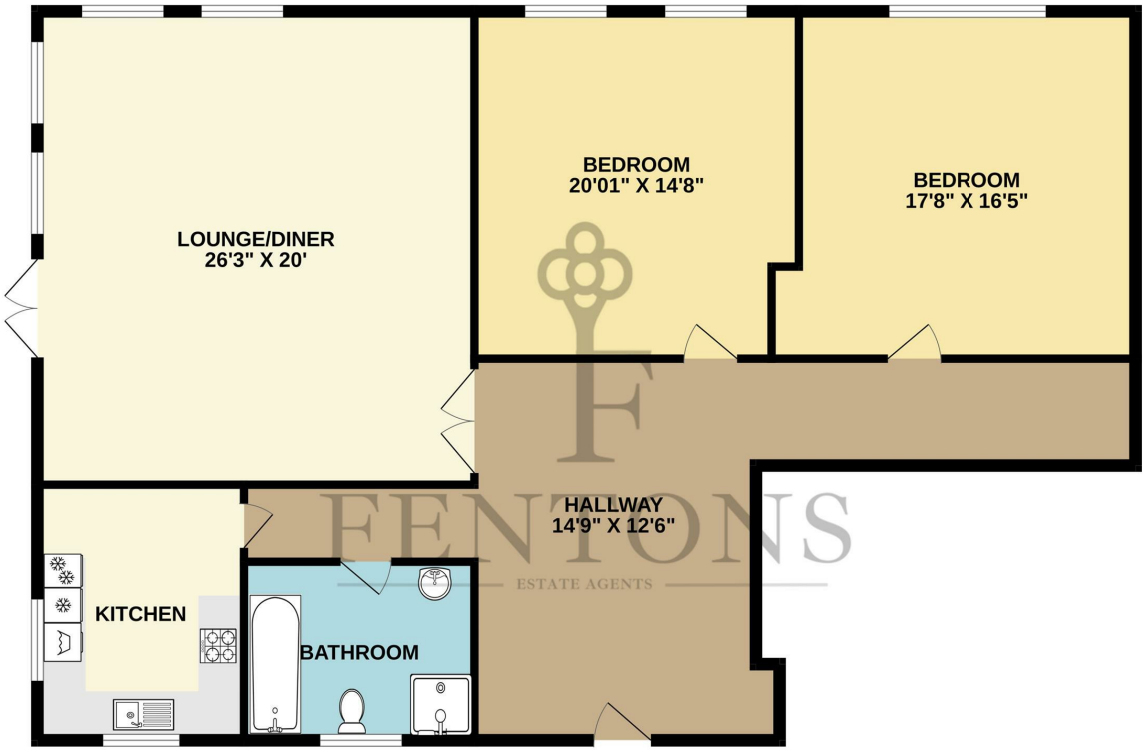


Any Additional Property Charges: Communal Gas Heating Bill.

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

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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Call us on

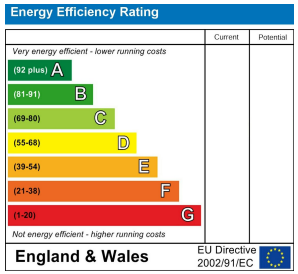
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