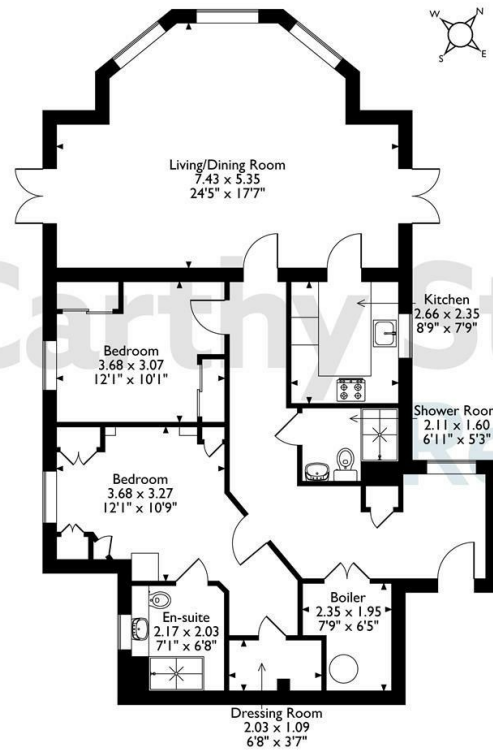


4 Victoria Gardens

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

Victoria Gardens, Apartment 4, Hadleigh Road, Frinton-on-Sea, Essex
Approximate Gross Internal Area
102 Sq M/1098 Sq Ft



Ground Floor
The position & size of doors, windows, appliances and other features are approximate only.
© house. Unauthorised reproduction prohibited. Drawing ref. dg/8662661/DST.



Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Asking price £395,000 Leasehold

A bright and spacious two-bedroom ground floor apartment, enjoying a triple aspect that fills the home with natural light. Two sets of French doors open directly onto beautifully maintained communal gardens. The apartment also benefits from a modern kitchen, as well as an en-suite and dressing room to the master bedroom.

Victoria Gardens is a McCarthy Stone retirement development with a visiting house manager, and a communal lounge where residents can enjoy a range of social activities.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Victoria Gardens. Raglan Road, Frinton-On-Sea, Essex, CO13 9FA

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

2 Bed | £395,000

- 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.

Service charge: £5,987.40 for the financial year ending 30/09/2026.

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.

