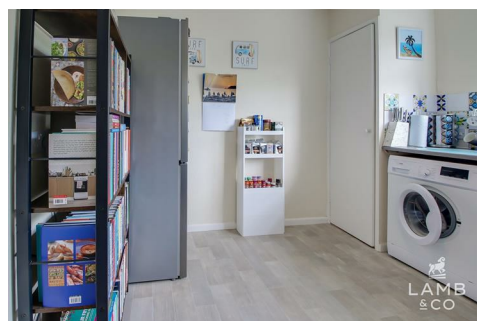




LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## GREENWAY, FRINTON-ON-SEA, CO13 9AJ

PRICE £175,000

Located inside the prestigious 'Frinton Gates', this purpose built two bedroom, first floor flat is well presented and boasts a garage plus off-road parking for two cars. The property will be sold with a new lease and no onward chain. Potential rental income of £950 pcm.

- Two Bedrooms
- No Onward Chain
- New Lease
- Purpose Built Flat
- Inside Frinton Gates
- Garage & Parking
- EPC D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE/DINER

16'7 x 12'2 (5.05m x 3.71m)



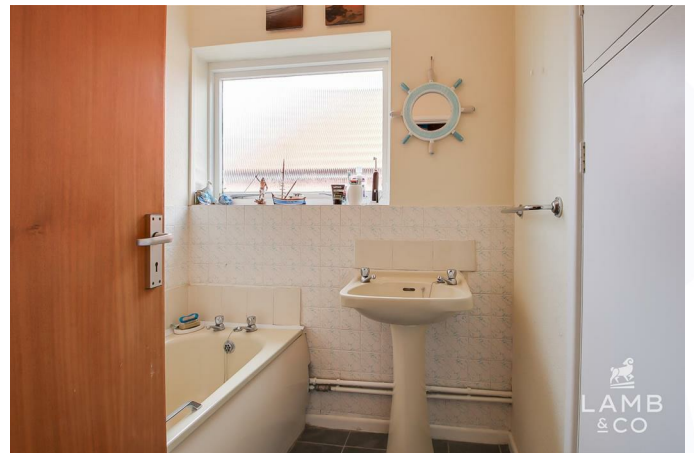
### KITCHEN

10'7 x 10' (3.23m x 3.05m)



### BATHROOM

5'8 x 5'7 (1.73m x 1.70m)



### WC

5'7 x 2'8 (1.70m x 0.81m)





## BEDROOM ONE

12'1 x 12' (3.68m x 3.66m)



## BEDROOM TWO

10'7 x 10'4 (3.23m x 3.15m)



## OUTSIDE



## COMMUNAL GARDENS



## GARAGE



## Additional Info

Council Tax Band: C

Heating: Gas central heating

Services: Mains electricity, gas, water and drainage

Broadband: Ultrafast fibre available

Mobile Coverage: EE, Three, O2, Vodafone - Limited coverage indoors / likely coverage outdoors

Construction: Purpose built cavity wall construction

Restrictions: None

Rights & Easements: None

Flood Risk: Very low

Additional Charges: See leasehold information

Seller's Position: No onward chain

Garden Facing: South

## Leasehold Information

Lease End date: 29/09/2073 (Will be extended prior to completion)

Ground Rent: £100 PA

Ground Rent Review Period: 25 yearly

Service Charge: £1,600 PA

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

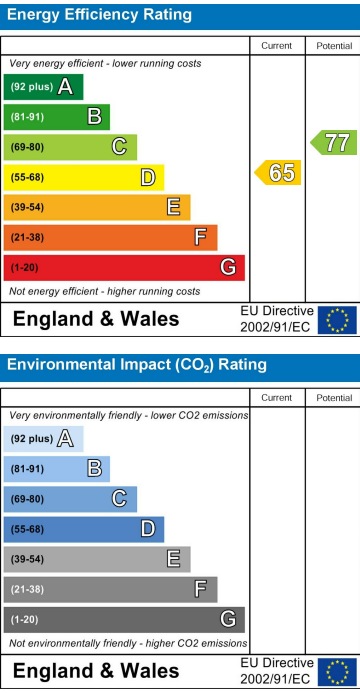
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



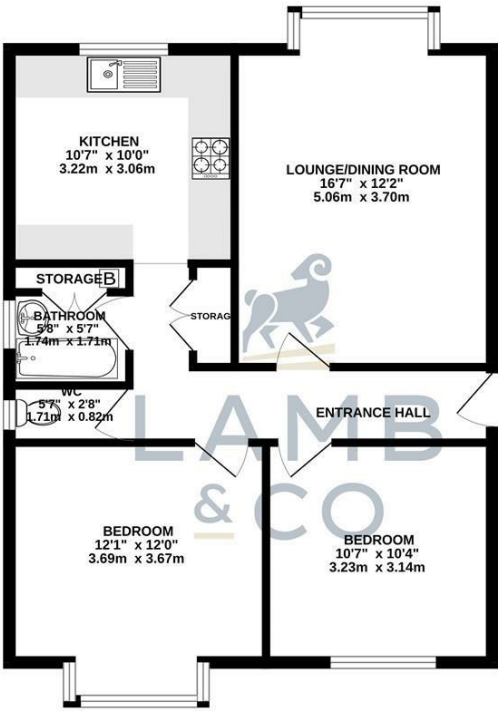
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 672 sq.ft (62.5 sq.m.) approx.  
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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