



LAMB & CO

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Inspired by property, driven by passion.



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

**PRICE £150,000**

**\*\* CASH BUYERS ONLY \*\*** 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 no onward chain. Potential rental income of £950 pcm. Please note the current lease has 47 years remaining hence is only suitable for cash buyers.

- Two Bedrooms
- No Onward Chain
- Cash Buyers Only
- Purpose Built Flat
- Inside Frinton Gates
- 47 Years Remaining on Lease

- 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)



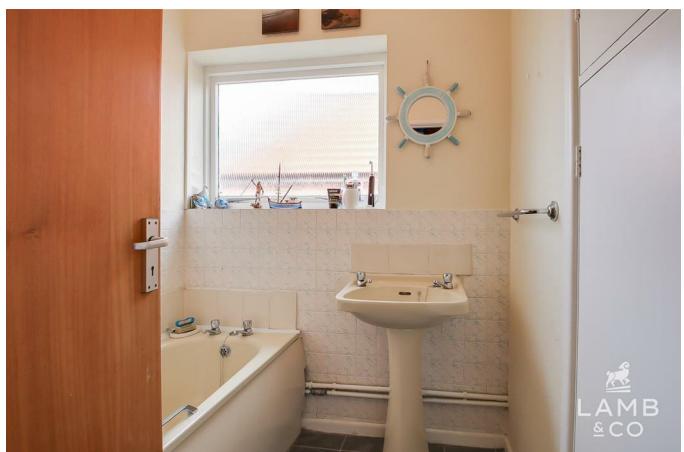
## KITCHEN

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



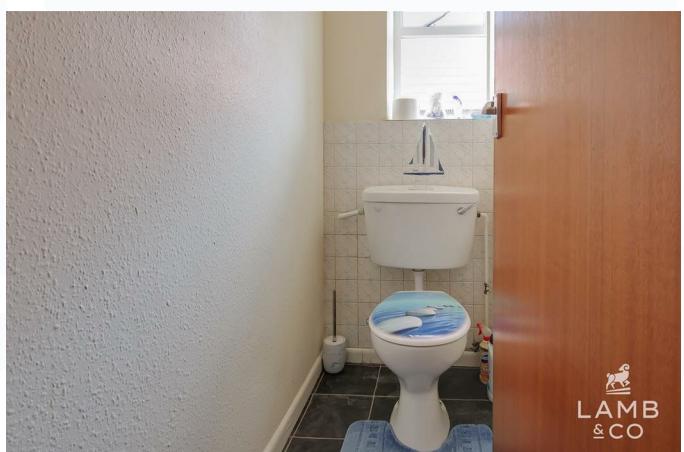
## BATHROOM

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)



## COMMUNAL GARDENS



## BEDROOM TWO

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



## OUTSIDE



## 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: No pets

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

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

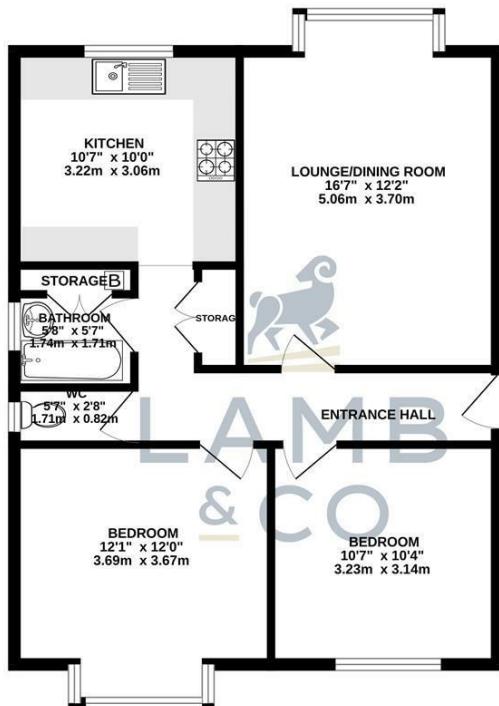


## EPC Graphs

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

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

## 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 inaccuracy. The floorplan is for guidance only and should not be relied upon 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 Kerebox 42023



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.