

1 Victoria Gardens, Hadleigh Road

Frinton-On-Sea, CO13 9FA

Guide price £200,000 Leasehold



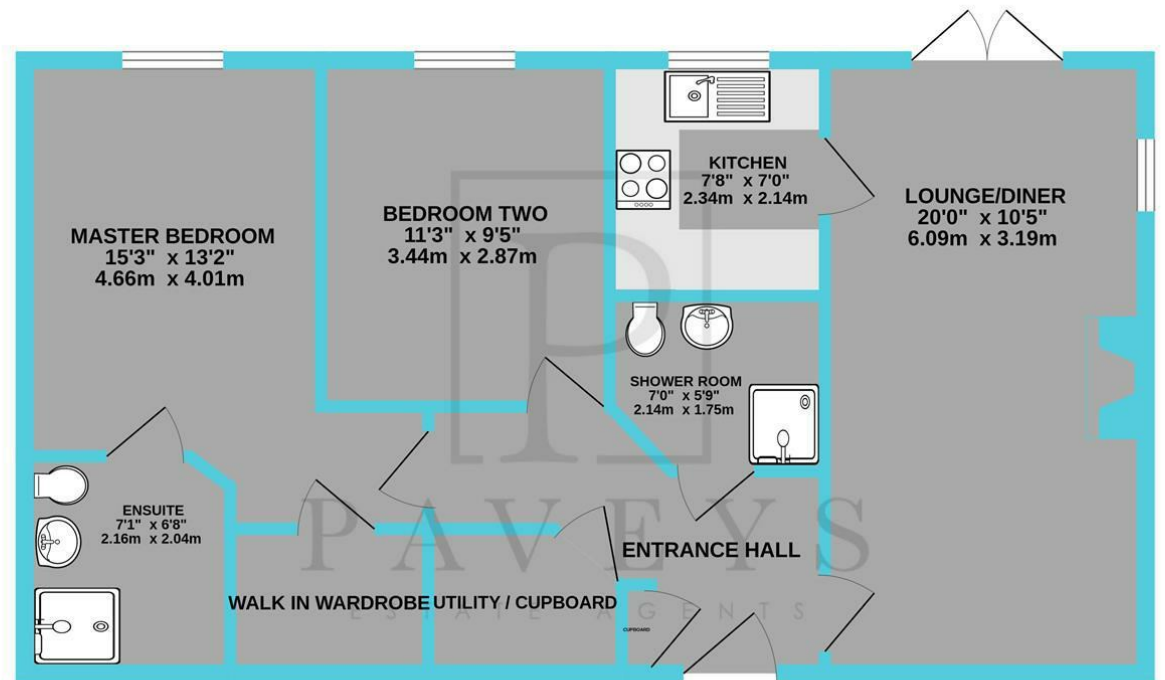
PAVEYS  
ESTATE AGENTS

~~~~~GUIDE PRICE £200,000-£215,000~~~~~

Paveys have the pleasure in offering for sale this BEAUTIFUL MCCARTHY & STONE "OVER 60'S" GROUND FLOOR APARTMENT with NO ONWARD CHAIN positioned just off Connaught Avenue in the heart of Frinton-on-Sea. This beautifully presented property features a large lounge diner with French doors to the patio, modern kitchen with high end integrated appliances, master bedroom with en-suite shower room, walk in wardrobe, second double bedroom, large utility cupboard, modern shower room and under floor heating. VICTORIA GARDENS is an exclusive retirement apartment complex constructed in 2016 and set in beautiful established gardens with a dedicated House Manager, comfortable Homeowners Lounge, sun terrace, lift to all floors, video door entry system, 24 hour emergency call system and allocated parking. The beach, shops, restaurants and rail services are all within easy reach. Call Paveys today to arrange a viewing.



GROUND FLOOR  
724 sq.ft. (67.2 sq.m.) approx.



| Energy Efficiency Rating                    |                         | Current | Potential |
|---------------------------------------------|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 77      | 77        |
| (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 |         |           |

| 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 |         |           |

TOTAL FLOOR AREA: 724 sq.ft. (67.2 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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#### COMMUNAL ENTRANCE HALL

Double glazed automatic sliding doors to Entrance Hall leading to Communal Lounge & Kitchen, security video entry phone system, doors leading to Ground Floor Apartments, lift access to all floors.

#### RESIDENTS LOUNGE & KITCHENETTE

Double glazed windows and doors to rear with views over the garden, fitted carpet, smooth ceiling, spotlights, wall mounted TV, feature fireplace with surround and hearth. Kitchenette with a range of under and over counter units, work surfaces inset single bowl sink and drainer, breakfast bar.

#### ENTRANCE HALL

Hardwood entrance door leading to spacious Entrance Hall, security entry phone system, emergency pull chord, fitted carpet, smooth ceiling, spotlights, under floor heating.

#### LOUNGE DINER 20' x 10'5 (6.10m x 3.18m)

Double glazed French doors to rear with views over the pretty gardens, double glazed window to side, fitted carpet, under floor heating, smooth ceiling, TV point, door to Kitchen.

#### KITCHEN 7'8 x 7'0 (2.34m x 2.13m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Range of built in Neff appliances including electric oven, microwave and hob with extractor over. Integrated fridge, freezer and dishwasher. Double glazed window to front, tiled floor, under floor heating, smooth ceiling, spot lights.

#### SHOWER ROOM/CLOAKROOM

Modern white suite comprising low level WC, vanity wash hand basin and shower cubicle. Tiled flooring, under floor heating, smooth ceiling, spot lights, heated towel rail.

#### UTILITY CUPBOARD

Wall mounted electric boiler (not tested), integrated Bosch washing machine, under floor heating.

#### MASTER BEDROOM 15'3 x 13'2 (4.65m x 4.01m)

Double glazed window to front, fitted carpet, under floor heating, smooth ceiling, door to Walk In Wardrobe with light, door to En-Suite Shower Room.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and shower cubicle. Tiled flooring, under floor heating, smooth ceiling, spot lights, heated towel rail.

#### BEDROOM TWO 11'3 x 9'5 (3.43m x 2.87m)

Double glazed window to front, fitted carpet, under floor heating.

#### COMMUNAL GARDENS

The property is set in beautiful communal gardens with established planting, raised sun terrace and patio area.

#### PARKING

Allocated parking.

#### LEASE & CHARGES INFORMATION

The Vendor has advised:

The monthly Service Charge is £498.20.

The half yearly Ground Rent is £247.50

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, mains water and sewerage.

#### 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.

#### 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.

#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

#### 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.