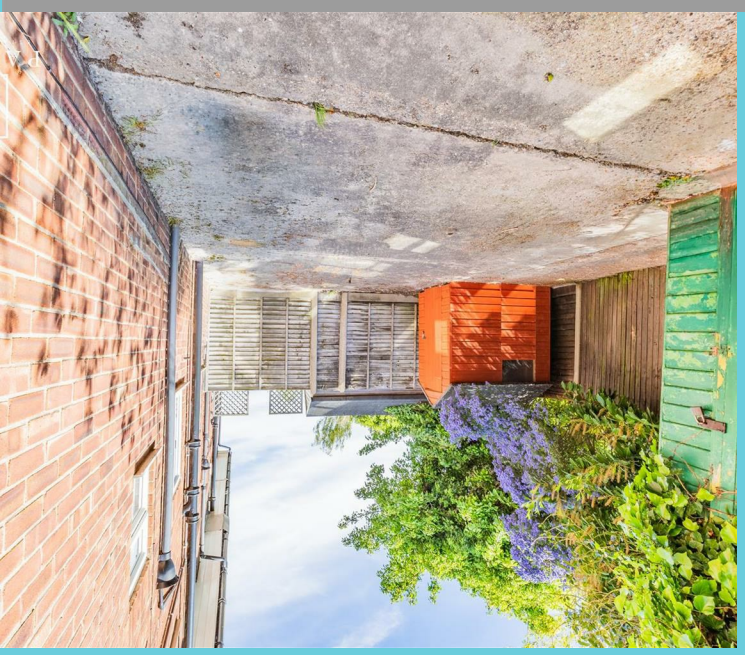
110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

PAVEYS
ESTATE AGENTS



Flat 1, Willow Court, Willow Avenue

Kirby Cross, CO13 0PP

Price £175,000 Leasehold

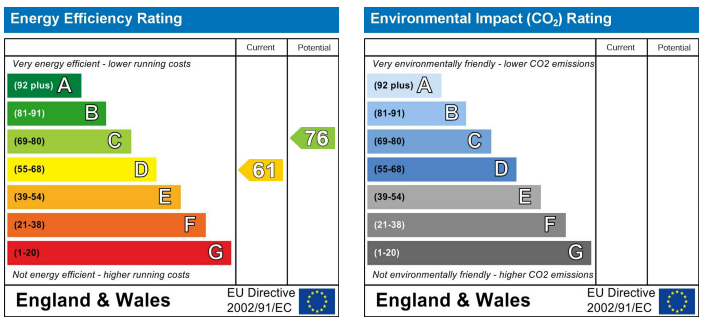
PAVEYS
ESTATE AGENTS

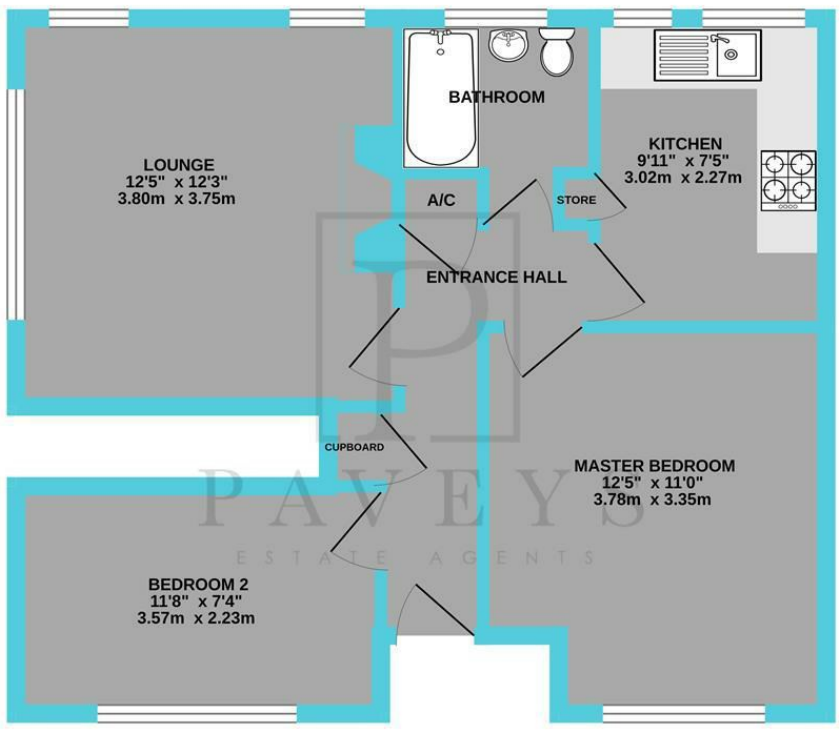
Flat 1, Willow Court, Willow Avenue

Kirby Cross, CO13 0PP

PAVEYS
ESTATE AGENTS

An opportunity to purchase this GROUND FLOOR GARDEN MAISONETTE with NO ONWARD CHAIN located in the village of Kirby Cross. This TWO BEDROOM property is in need of some modernisation and benefits from an approximate 125 year Lease, private entrance, lounge with garden views, kitchen, two bedrooms, an allocated portion of the garden and private storage shed. Positioned on the corner of Willow Avenue, it is located within easy reach of local shops and amenities and the popular Parkers Garden Centre with attached coffee shop and restaurant. We have keys! Call Paveys to arrange your appointment to view.





Flat 1, Willow Court, Willow Avenue

Kirby Cross, CO13 0PP

PAVEYS
ESTATE AGENTS

STORM PORCH
Tiled step, exterior light.

ENTRANCE HALL
Private entrance door, fitted carpet, coved ceiling, built in airing cupboard, radiator.

LOUNGE 12'5 x 12'3 (3.78m x 3.73m)
Double glazed window to side overlooking the garden, two double glazed windows to rear, exposed floor boards, fireplace with surround and hearth, coved ceiling, TV point, radiator.

KITCHEN 9'11 x 7'5 (3.02m x 2.26m)
Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with extractor over, space for fridge freezer, space and plumbing for washing machine, cupboard housing fully serviced, gas-safe boiler (not tested by Agent). Double glazed window to rear, vinyl flooring, coved ceiling, part tiled walls, built in cupboard, radiator.

MASTER BEDROOM 12'5 x 11' (3.78m x 3.35m)
Double glazed window to front, overlooking the garden, fitted carpet, coved ceiling, radiator.

BEDROOM TWO 11'8 x 7'4 (3.56m x 2.24m)
Double glazed window to front overlooking the garden, fitted carpet, coved ceiling, radiator.

BATHROOM
Three piece suite comprising low level WC, pedestal wash hand basin and bath and shower over. Double glazed window to rear, vinyl flooring, fully tiled walls, coved ceiling, radiator.

GARDEN & STORAGE
The property has the benefit of an allocated portion of the garden which is laid to lawn with shrub borders.
The property has the benefit of private storage shed positioned at the rear of the property.

LEASE & SERVICE CHARGE INFORMATION
The Vendor has advised:
The property has a Lease Term of approximately 125 years.
The Ground Rent is £100 per annum.
The Building Insurance Fund is £150 per annum.
The Freeholder is Mr R Bridgeman.

IMPORTANT INFORMATION
Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, 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.

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 our 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.

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.