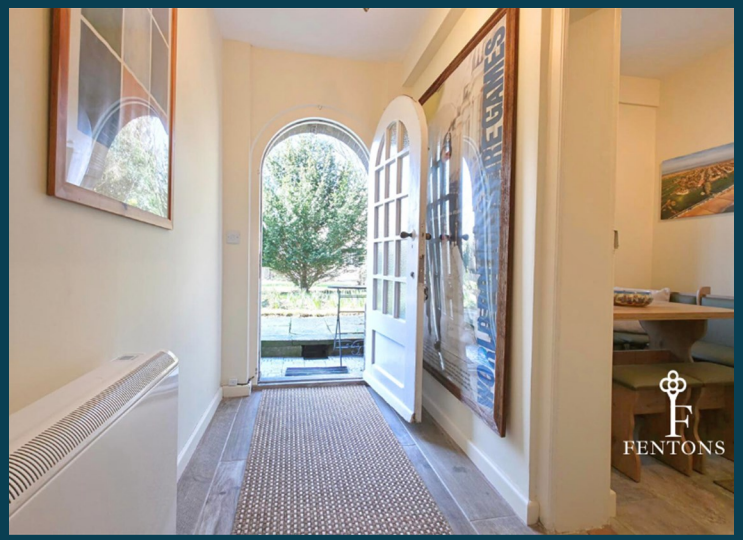

SECOND AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9LY

Price

£260,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Unique, Versatile Accommodation
- Split Level Character Apartment
- Completed Modernised Throughout
- Two Modern Bathrooms & Cloakroom
- Kitchen/Breakfast Room Overlooking Stunning Gardens
- Avenues Location Inside The 'Gates'
- Share Of Freehold
- Must Be Viewed
- EPC Rating E/ Council Tax Band - A

2 2 1 E

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Located in the 'Avenues' of Frinton is this unique, versatile beautifully presented TWO DOUBLE BEDROOM SPLIT LEVEL APARTMENT. 'Ivanhoe', which was once a large Edwardian house built in 1912 for Sir John Hood and converted in 1965, now boasts exceptionally large apartments with an abundance of original features and stunning views of the mature landscaped communal gardens. Frinton's seafront and Greensward are a stones throw from the property along with the town centre and railway station which are within a short stroll. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured original hardwood entrance door leading to:-

Hallway
Stair flight to first floor. Under stairs storage cupboard. Fitted double length meter cupboard. Wall mounted modern electric storage heater. Tiled flooring. Door to:-

Kitchen/Breakfast Room
14' x 6'4"
Modern fitted fronted units. Rolled edge wood effect worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under. Further selection of matching units at both eye and floor level. Part tiled walls. Extractor fan. Tiled flooring. Wall mounted electric panel heater. Sealed unit double glazed leadlight windows to rear.

Cloakroom
White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Part tiled walls. Tiled flooring. Extractor fan.

Lounge
13'8" x 10'9"
Wall mounted modern electric storage heater. Sealed unit double glazed leadlight windows to rear. Sealed unit double glazed Georgian style door giving access to rear. Door to:-

Bathroom
Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with fitted shower attachment and bi-folding glass shower screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Built in storage cupboards at eye and floor level.

Bedroom
15'7" x 12'2"
Wall mounted modern electric storage heater. Sealed unit double glazed leadlight windows to side.

First Floor Landing
Potential for self contained one bedroom apartment. Square edge worksurface with built in storage cupboards under and above. Space for fridge. Further walk in storage cupboard with square edge worksurfaces and space for freezer. Wall mounted electric panel heater. Part carpet and part tiled flooring leading to obscured sealed unit double glazed entrance door. Door to:-

Bedroom
12'7" x 11'8"
Wall mounted modern electric storage heater. Built in double wardrobe. Sealed unit double glazed leadlight windows to side.

Bathroom
Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with wall mounted integrated rainfall shower and separate attachment. Fitted glass bi-folding shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Sealed unit double glazed leadlight window to side.

Communal Gardens
Beautiful mature landscaped gardens to the front, side and rear of the property. Gazebo offering garden furniture storage.

Outside - Side
Paved patio seating area. Steps leading to entrance door. Open access to front.

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold
Length of lease (years remaining): 940
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 1493.96 including ground rent and buildings insurance.
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: A
Payable 2025/2026 £1477.89 Per Annum

Any Additional Property Charges: N/A

FLAT 2, IVANHOE, 47 SECOND AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9LY

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: N/A

GROUND FLOOR

1ST FLOOR

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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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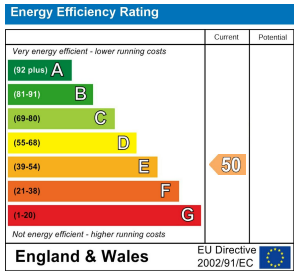
Call us on

01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

A



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