



LAMB & CO

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

PRICE £140,000

**\*\* 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



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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: 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.

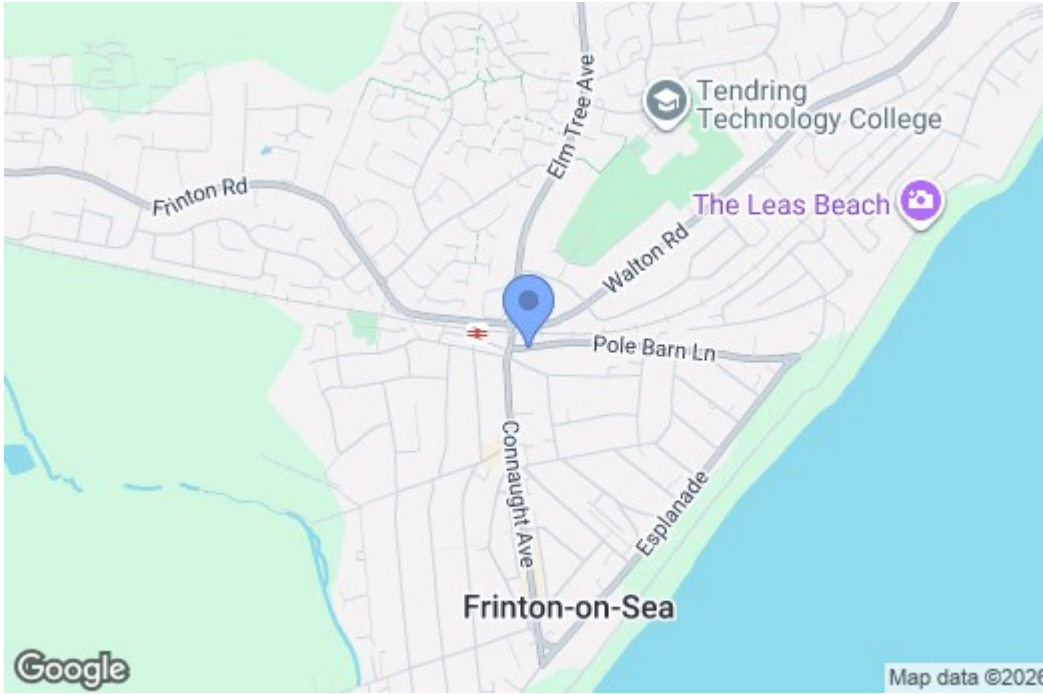
## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

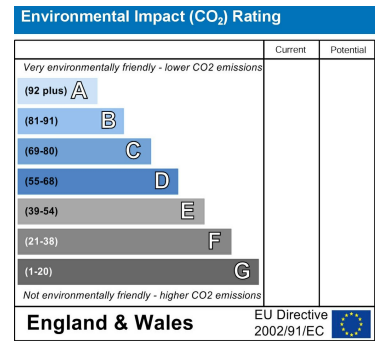
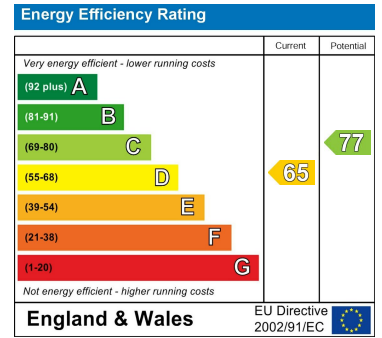
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



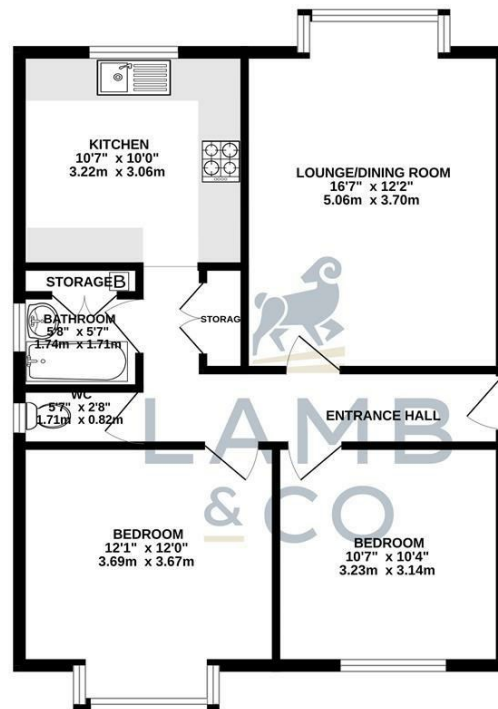
## Map



## EPC Graphs



## 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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