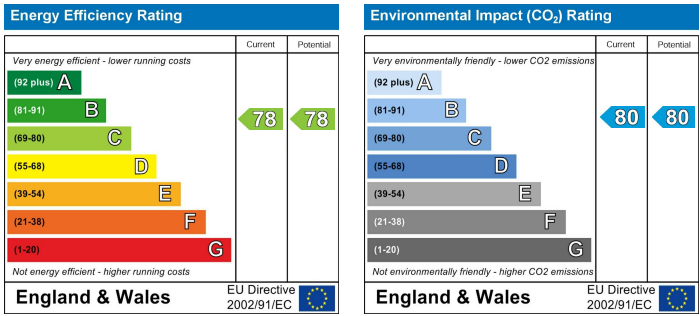




14 Victoria Gardens, Hadleigh Road
Frinton-On-Sea, CO13 9FA

Price £360,000 Leasehold

A delightful TWO DOUBLE BEDROOM MCCARTHY & STONE APARTMENT located in the heart of Frinton-on-Sea and a short distance from the seafront, shops and cafes in Connaught Avenue. VICTORIA GARDENS is a exclusive retirement apartment complex constructed in 2016 and is set in pretty landscaped gardens with an attractive residents Club Lounge, lift to all floors, video door entry system, 24 hour emergency call system and NHBC certificate. The apartment offers a lounge/diner with Juliet balcony, modern kitchen with integrated appliances, master double bedroom with en-suite shower room and fitted wardrobes, a further double bedroom, second shower room, large walk-in storage room, under floor heating and allocated parking space. An internal viewing is highly recommended in order to appreciate this property and its location.



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.

COMMUNAL 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 fitted units, work surfaces inset single bowl sink and drainer, breakfast bar.

ENTRANCE HALL

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

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle. Tiled flooring, fully tiled walls, emergency pull chord, illuminate vanity mirror and cupboard, electric towel rail.

STORAGE ROOM/BOILER ROOM

Large walk in cupboard, utility meters, power and light, space and plumbing for washing machine, immersion heater.

MASTER BEDROOM 17'2 x 9'11 (5.23m x 3.02m)

Double glazed window to rear, fitted carpet, smooth ceiling, built in mirror fronted wardrobes, under floor heating, door to En-Suite Shower Room.

EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, pedestal wash hand basin and walk in double shower with shower screen. Fully tiled walls and floor, smooth ceiling, spotlights, illuminate vanity mirror and cupboard, electric towel rail.

BEDROOM TWO 15'7 x 10' (4.75m x 3.05m)

Double glazed window to rear, fitted carpet, under floor heating, smooth ceiling, spotlights, loft access.

LOUNGE/DINER 18'7 x 15'3 (5.66m x 4.65m)

Double glazed French doors to rear leading to a Juliet Balcony, double glazed window to rear, fitted carpet, under floor heating, smooth ceiling, spot lights, feature fireplace with surround and hearth. Opening through to Kitchen.

KITCHEN 15'7 x 9'7 (4.75m x 2.92m)

Modern cream fronted over and under counter units, work surfaces inset stainless steel 1 and 1/2 bowl sink. Built in oven and electric hob with extractor hood over, integrated fridge/freezer, microwave and dishwasher. Double glazed Velux window to rear, tiled flooring, smooth ceiling, spot lights.

COMMUNAL GARDENS

The property is surround by landscaped communal gardens with well stocked borders and beds, gated access to private garden, communal parking area and one allocated parking bay.

LEASE INFORMATION & CHARGES

The Vendor has advised:

The property has the benefit of an approximate 999 year lease from 2016.
The Maintenance Charges are approx £325.00 per month.
The Ground Rent is approx £247.50 per six months.
The property has the benefit of an NHBC Certificate.

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.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.