

FOR SALE

£199,995 Share of Freehold



Flat 1, 138 Pole Barn Lane, Frinton-on-Sea. CO13 9NG

- No Onward Chain - Keys To View
- 50% Share Of Freehold
- No Service Charges
- Inside Frinton Crossing
- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- Communal Gardens & Drying Area
- Close To Beach & Local Amenities



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and 50% SHARE OF FREEHOLD My Moving Places have the pleasure in offering For Sale this GROUND FLOOR TWO DOUBLE BEDROOM MAISONETTE located within the prestigious 'FRINTON CROSSING'. With the property being Share Of Freehold there are no maintenance charges or fees, only buildings insurance. Internally you are welcomed into the Entrance Hall giving way to a Modern Shower Room, Large Lounge/Diner, Two Rear Facing Double Bedrooms and Modern Fitted Kitchen. Externally the Rear boasts a Communal Garden and the location is ideal for anyone wanting easy beach access. In our opinion a viewing is essential to appreciate the size of the accommodation on offer and its great positioning.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Entrance door, smooth ceiling with spot lights, radiator.

SHOWER ROOM

Comprising low level WC and wash hand basin with built in storage, large shower cubicle with mains shower. Obscure double glazed window to side aspect, airing cupboard, light up mirror, extractor fan, tiled flooring, smooth ceiling, heated towel rail.

LOUNGE/DINER

20' 11" x 10' 11" (6.38m x 3.33m) Double glazed windows to front and side aspects, feature fireplace with surround and hearth, fitted carpet, textured ceiling, radiator.

KITCHEN

9' 8" x 7' 11" (2.95m x 2.41m) Range of base, drawer and matching eye level units, roll edge work surface inset sink and drainer unit, four ring gas hob. Integrated oven and grill, space for under counter fridge and freezer, space and plumbing for washing machine, cupboard housing wall mounted combination boiler. Double glazed window to side aspect, vinyl flooring, smooth ceiling with spot lights.

BEDROOM ONE

13' 5" x 9' 5" (4.09m x 2.87m) Double glazed window to rear aspect, fitted carpet, smooth ceiling, radiator.

BEDROOM TWO

7' 11" Plus Recess x 11' 4" (2.41m x 3.45m) Double glazed window to rear aspect, fitted carpet, smooth ceiling, radiator.

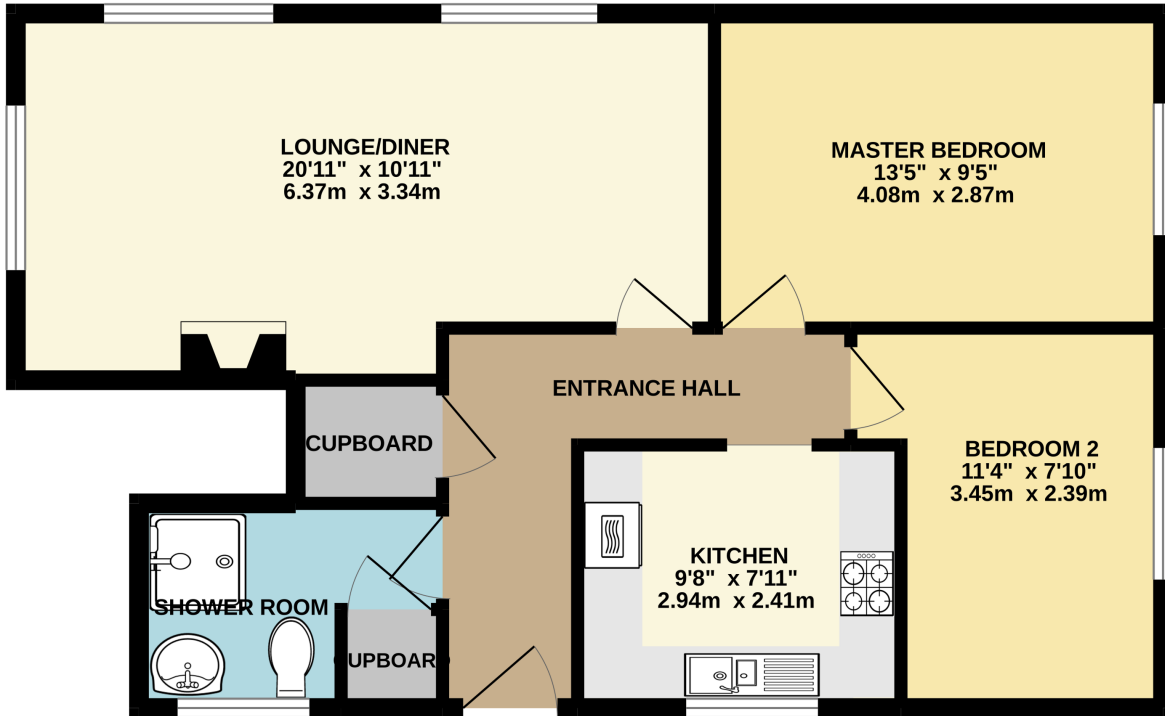
EXTERIOR

GARDENS


Communal garden, block paved patio area, communal rotary line and outside tap.



GROUND FLOOR



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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|--|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 69 | 74 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |  |