



LAMB & CO

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Inspired by property, driven by passion.



HAROLD ROAD, FRINTON-ON-SEA, CO13 9BE

GUIDE PRICE £275,000

**** GUIDE PRICE £275,000 - £285,000 **** An impressive two bedroom, top floor apartment offered in 'as new' condition. Glenmore is a luxury development built in 2018 and located inside the prestigious Frinton Gates just one road back from the seafront. The apartment benefits from an allocated parking space, communal garden, en-suite bathroom plus separate shower room, fitted kitchen with Smeg appliances and a balcony with sea glimpse. The furniture can be included by separate negotiation.

- Two Bedrooms
- Open Plan Living
- En Suite to Master
- Balcony with Sea Glimpse
- High Spec Finish
- Parking Space
- No Onward Chain
- EPC B
- Lift in Block



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

COMMUNAL HALL

ENTRANCE HALL



LAUNDRY CUPBOARD

LIVING/KITCHEN/DINING

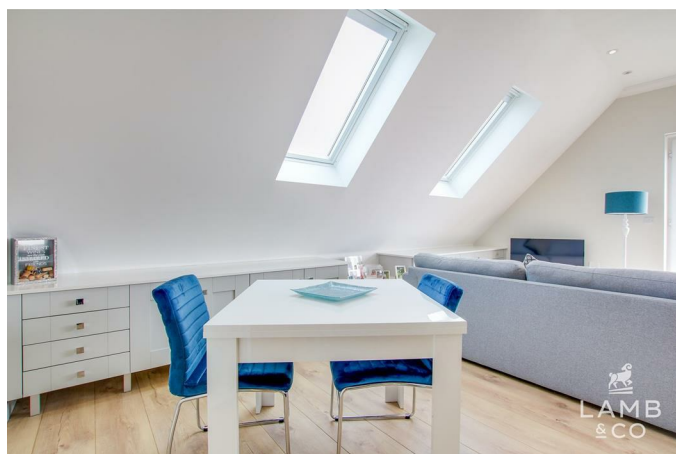
19'7 x 19' (5.97m x 5.79m)



KITCHEN AREA



DINING AREA



LOUNGE AREA



BEDROOM ONE

14' x 10'8 (4.27m x 3.25m)



EN-SUITE BATHROOM

8'2 x 7'6 (2.49m x 2.29m)



BEDROOM TWO

9'8 x 9'2 (2.95m x 2.79m)



SHOWER ROOM



OUTSIDE

FRONT

COMMUNAL GARDEN



Leasehold Information

Lease Term Remaining: 118 years

Ground Rent: £250 PA

Ground Rent Review Period: 25 yearly. Next review 2042

Service Charge: £1584.17 (2024)

Restrictions: No pets, no subletting

Additional Information

Council Tax Band: D

Heating: Underfloor heating via gas boiler

Seller's Position: No onward chain

Garden Facing: North West

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

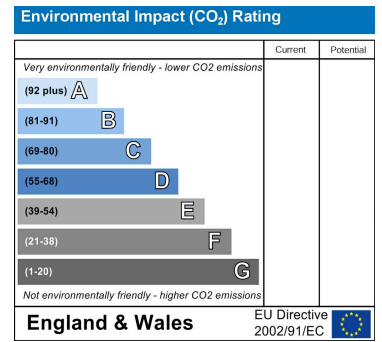
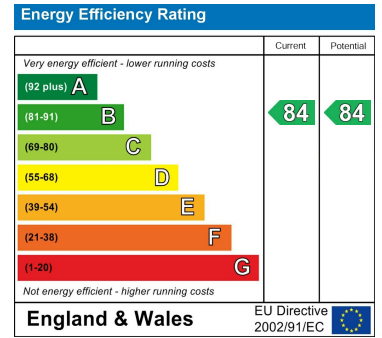
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map

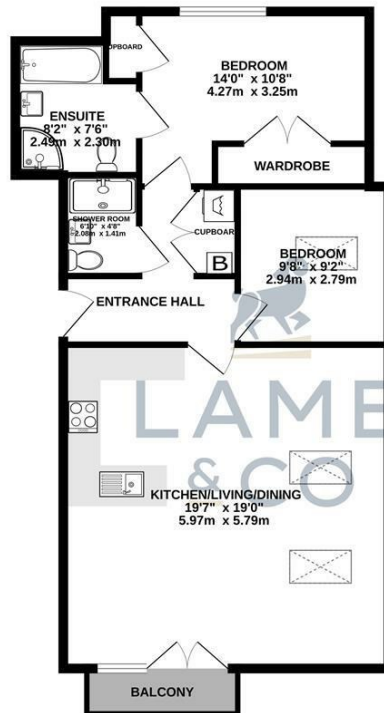


EPC Graphs



Floorplan

GROUND FLOOR
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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 to 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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