



Lancaster Court, Winchester Road

Frinton-On-Sea, CO13 9JN

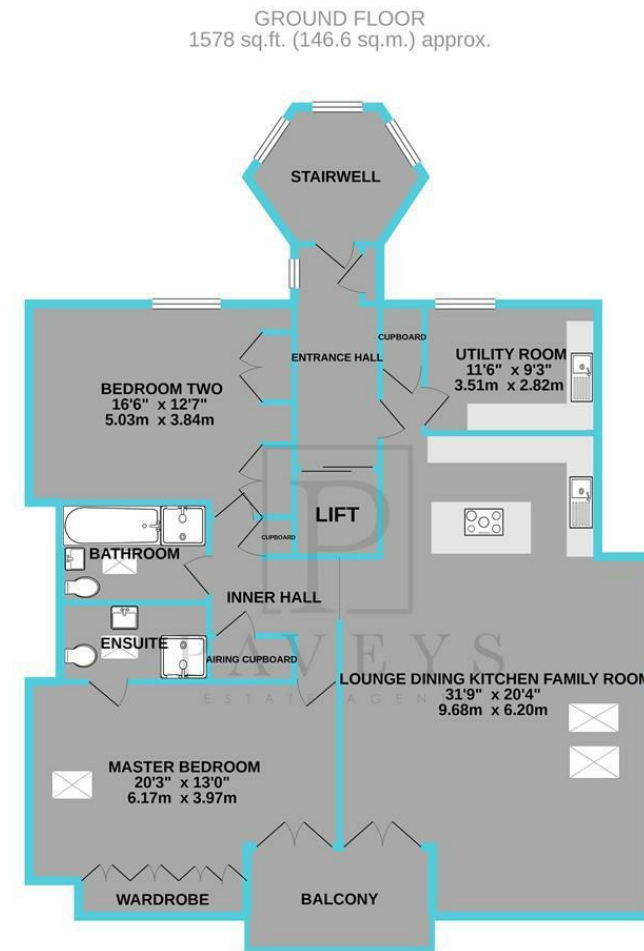
Price £599,995 Leasehold - Share of Freehold



PAVEYS  
ESTATE AGENTS



A SPACIOUS & STYLISH ARCHITECTUALLY DESIGNED PENTHOUSE APARTMENT with WEST FACING BALCONY located within a short stroll to the greensward and beautiful beach. This fantastic TWO DOUBLE BEDROOM property is located in the Lancaster Court Development in the pretty tree lined Winchester Road, inside the Frinton Gates. The property has a well appointed modern interior which has been finished to a very high standard with the addition of high end fixtures and fittings. Key features include a 30ft x 20ft open plan lounge, dining, kitchen & family room with French doors to the Balcony, modern kitchen with high end appliances, utility room, master bedroom with en-suite shower room and French doors to the balcony, second double bedroom, bathroom and car port. The Vendor has indicated that an element of the furniture at the property will be included in the sale. Lancaster Court is set in communal grounds with an internal lift and security entry phone system. An internal viewing is highly recommended, call Paveys today to arrange a viewing.



GROUND FLOOR  
1578 sq.ft. (146.6 sq.m.) approx.

TOTAL FLOOR AREA: 1578 sq.ft. (146.6 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

#### COMMUNAL ENTRANCE HALL & STAIRWELL

Communal entrance door, security entry phone, tiled flooring, lift to all floors, spiral staircase to feature turret with double glazed windows to all aspects.

#### ENTRANCE HALL

Entrance door, security entry phone system, tiled flooring, smooth ceiling, built in storage cupboard, radiator.

#### LOUNGE DINING KITCHEN FAMILY ROOM 31'9 x 20'4 (9.68m x 6.20m)

Double glazed skylight window, three double glazed Velux windows to side, double glazed French doors leading to the feature Balcony, fitted carpet, smooth ceiling, spot lights, fitted wall lights, two radiators.

Kitchen: Over and under counter units, granite work tops and upstands, inset stainless steel Franke sink and drainer with Franke mixer tap. Range of Siemens integrated appliances including oven, dual oven and microwave, fridge freezer, dishwasher. Feature island unit with granite work tops, Siemens induction hob with extractor hood over, tiled flooring, smooth ceiling, spot lights, fitted ceiling light, built in cupboard, door to Utility Room.

#### BALCONY

West facing Balcony affording pleasant views over tree lined Winchester Road, wrought iron railings, decked flooring.

#### INNER HALL

Tiled flooring, smooth ceiling, built in airing cupboard housing wall mounted Potterton Boiler with pressurised water system and immersion heater (not tested), doors to Bedrooms, radiator.

#### MASTER BEDROOM 20'3 x 13' (6.17m x 3.96m)

Double glazed French doors to Balcony, double glazed Velux window to side, fitted carpet, smooth ceilings, spot lights, fitted ceiling light, range of built in wardrobes with units and bedside cabinets (to remain), door to En-Suite, radiator.

#### EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, his & hers wall mounted hand wash basins and enclosed double shower cubicle with mains shower. Double glazed roof window, tiled floor, fully tiled walls, smooth ceiling, spot lights, shaver point, chrome heated towel rail.

#### BEDROOM TWO 16'6 x 12'7 (5.03m x 3.84m)

Double glazed window to front, fitted carpet, smooth ceiling, spot lights, fitted ceiling light, range of built in wardrobes, units and bedside cabinets (to remain), radiator.

#### BATHROOM

Modern four piece white suite comprising low level WC, wall mounted wash hand basin, jacuzzi bath and enclosed shower cubicle with mains shower. Double glazed roof window, tiled floor, fully tiled walls, smooth ceiling, spot lights, shaver point, chrome heated towel rail.

#### UTILITY ROOM 11'6 x 9'3 (3.51m x 2.82m)

Over and under counter units, full height unit, granite work top and upstands, inset Franke stainless steel sink and drainer with Franke mixer tap, Siemens washing machine (to remain), tumble dryer (to remain), water softener, tiled flooring, smooth ceiling, spot lights, radiator.

#### COMMUNAL GROUNDS

The property is set in maintained communal grounds.

#### CAR PORT

Car port covered parking to the rear of the property.

#### AGENTS NOTES

The Vendor has advised that an element of the furniture will be included in the sale.

#### IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Share of Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

The property is connected to electric, gas, mains water and sewerage.

#### LEASE & CHARGES INFORMATION

The property will be sold with a Share of the Freehold.

The Lease Term is approximately 999 years.

The Services Charges are £3,267 per annum payable by monthly instalments of £273.33 per month.

#### 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.

#### 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 their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### 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.