



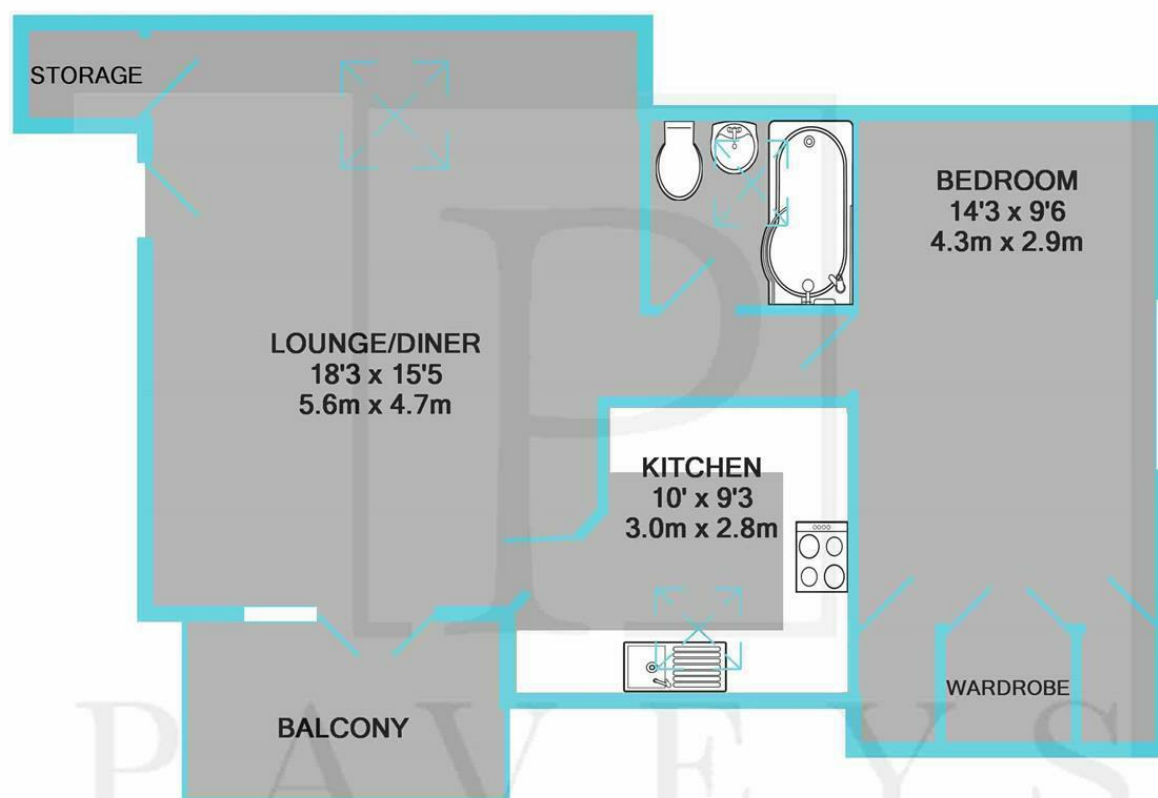
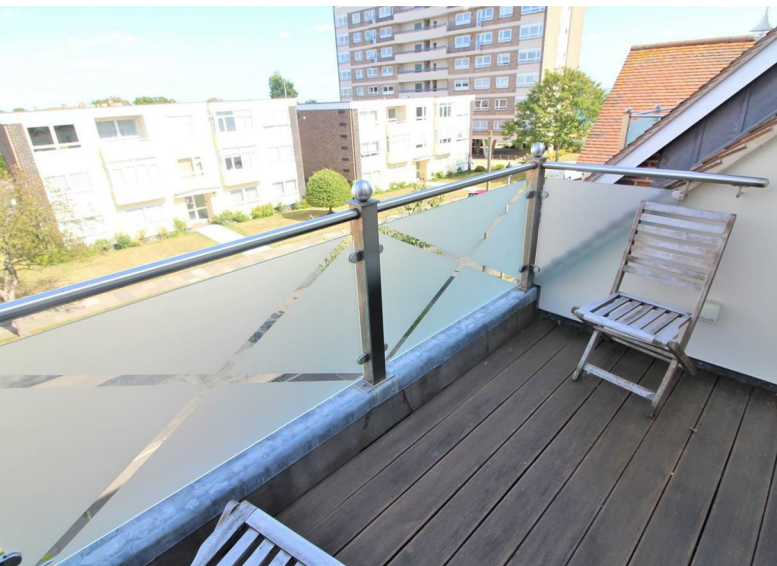
Principal Court, 5, Queens Road
Frinton-On-Sea, CO13 9BH

Offers in excess of £250,000 Leasehold



PAVEYS
ESTATE AGENTS

A MODERN ONE BEDROOM SECOND FLOOR APARTMENT with BALCONY positioned in the heart of Frinton-on-Sea. Principal Court is a small development of new build apartments built in 2007. This bright and spacious apartment offers an 18ft x 15ft lounge diner, balcony with partial sea and greensward views, kitchen with integrated appliances, large master bedroom with built in wardrobes and modern bathroom suite. In addition each apartment has the benefit of an approx 125 year Lease (from 2007), communal gardens, allocated parking, lift to all floors, video security entry phone system and under floor heating. It is positioned a short walk from shops and amenities in Connaught Avenue and from Frinton Railway Station with services to Colchester, Chelmsford & London. An internal viewing is advised in order to appreciate the accommodation on offer.



Energy Efficiency Rating	
Current	Potential
77	78

Environmental Impact (CO ₂) Rating	
Current	Potential
81	83

TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COMMUNAL ENTRANCE HALL

Communal entrance door to front aspect, video security entry phone system, polished tile floor, stairs and lift to all floors.

LOUNGE DINER 18'3 x 15'5 (5.56m x 4.70m)

Entrance door, video security entry phone system, double glazed French doors and full height window panel to front leading to balcony, double glazed Velux window to rear, fitted carpet, under floor heating, smooth ceiling, spotlights, two built in storage cupboards.

BALCONY 9'7 x 5' (2.92m x 1.52m)

Private balcony with views to the greensward and sea, glass safety balustrade, decked flooring.

KITCHEN 10' x 9'3 (3.05m x 2.82m)

Range of over and under counter units, work tops and matching up stands inset stainless steel sink and drainer. Built in oven and gas hob with extractor hood over, integrated microwave, dishwasher and fridge freezer. Double glazed Velux window to front, tiled floor, under floor heating, part tiled walls.

BATHROOM

Modern white suite comprising low level WC, wall mounted vanity wash hand basin and P shaped bath with shower over (not tested). Double glazed Velux window to rear, tiled flooring, under floor heating, fully tiled walls, shaver point, smooth ceiling, spot lights.

BEDROOM 14'3 x 9'6 (4.34m x 2.90m)

Double glazed window to side, fitted carpet, under floor heating, smooth ceiling, spot lights, built in double wardrobe, two built in storage cupboards.

GARDENS & PARKING

Block paved areas to the front and side of the property with flower and shrub borders, allocated parking.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: C

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

LEASE & CHARGES INFORMATION

The Vendor has advised:-

Service Charges are approx £964.00 per annum which includes buildings insurance.

The Ground Rent is £150.00 per annum.

The property has the benefit of a 125 year Lease from January 2007.

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.