

12 Garden Court, The Esplanade
Frinton-On-Sea, CO13 9DR

Offers in excess of £250,000 Leasehold



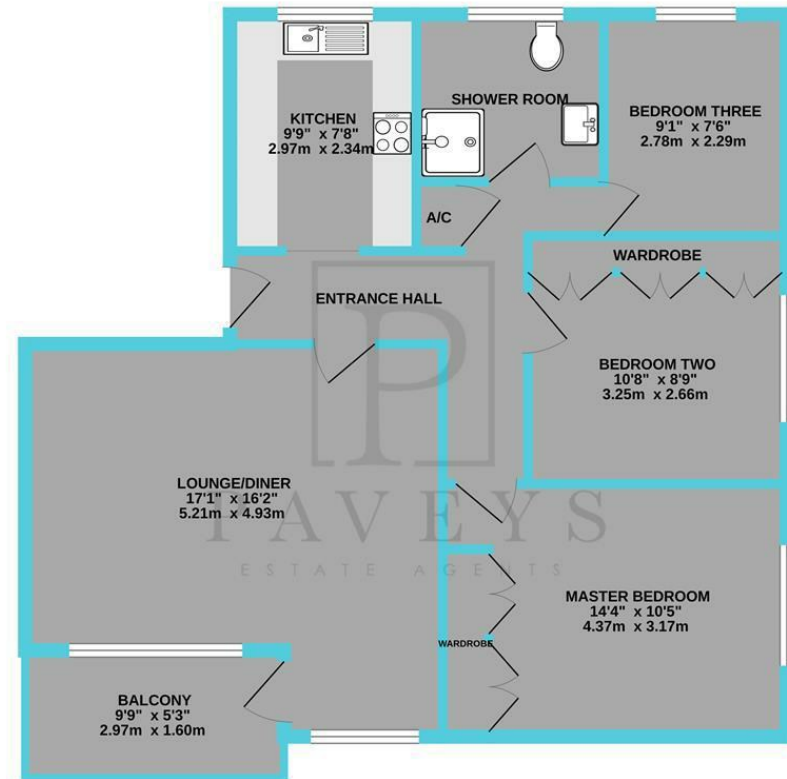
PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN

With beautiful views of the sea and the greensward is this TOP FLOOR SEAFRONT APARTMENT in a prime location on The Esplanade at Frinton-on-Sea. The property benefits from a great size lounge diner with attached seafront balcony which is a perfect spot to sit and watch the world go by. In addition there are three double bedrooms, a fully fitted kitchen, shower room, ample wardrobe storage and a garage. Garden Court is located at the sea end of Connaught Avenue and is centrally located to all local amenities, Frinton Golf Club, Frinton Free Church and of course the beautiful beach. We have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 is given 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

COMMUNAL ENTRANCE HALL

Communal entrance door to located to the rear of the property, stairs to all floors.

ENTRANCE HALL

Private entrance hall, laminate flooring, coved ceiling, built in airing cupboard, archway to Kitchen, radiator.

KITCHEN 9'9 x 7'8 (2.97m x 2.34m)

Over and under counter units, work tops, inset stainless steel sink. Built in oven, electric hob with extractor over, space for microwave, integrated slimline dishwasher. Double glazed window to rear, vinyl flooring, tiled splash backs, under unit lighting, spot lights.

LOUNGE/DINER 17'1 x 16'2 (5.21m x 4.93m)

Double glazed windows to front with views over the garden, greensward and sea, double glazed door to Balcony, fitted carpet, coved ceiling, TV point, radiators.

BALCONY 9'9 x 5'3 (2.97m x 1.60m)

South facing balcony with beautiful sea and greensward views, retaining balustrade, tiled flooring.

MASTER BEDROOM 14'4 x 10'5 (4.37m x 3.18m)

Double glazed window to side, fitted carpet, coved ceiling, built in wardrobes, radiator.

BEDROOM TWO 10'8 x 8'9 (3.25m x 2.67m)

Double glazed window to side, fitted carpet, coved ceiling, built in wardrobes, radiator.

BEDROOM THREE 9'1 x 7'6 (2.77m x 2.29m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, part tiled walls, coved ceiling, spot lights, extractor fan, space and plumbing for washing machine, heated towel rail.

GARAGE

In a block to the rear of the property, up and over door.

COMMUNAL GARDENS & PARKING

Well maintained communal gardens, parking to the rear.

LEASE INFORMATION & CHARGES

The property has then benefit of a 155 year Lease from 29th September 1998. The Ground Rent is £170.00 per annum. The Service Charge is £1,775.00 per annum. Bridgeman Property.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

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 2017

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.