

2 Oxford Court, 1, Oxford Road
Frinton-On-Sea, CO13 9HX

Price £550,000 Leasehold - Share of Freehold

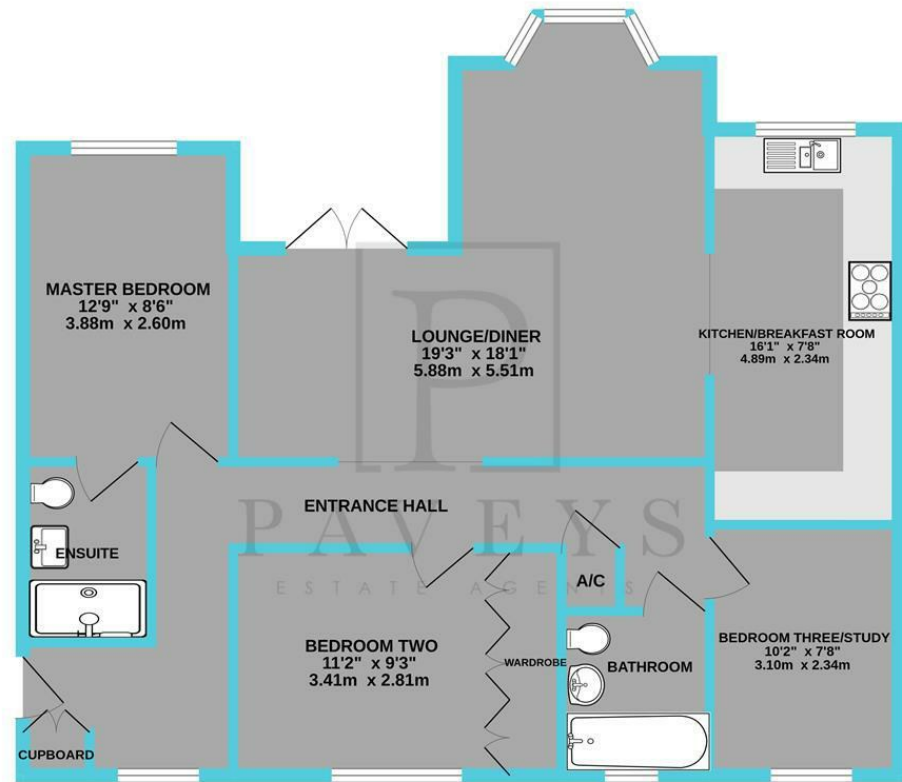


PAVEYS
ESTATE AGENTS

Positioned in the popular COLLEGE ROADS inside the FRINTON GATES is this SEAFRONT APARTMENT with BEAUTIFUL SEA & GREENSWARD VIEWS + PRIVATE PATIO AREA. This bright and airy property is in excellent decorative order and has been well maintained by the current owners. The spacious lounge diner takes full advantage of the sea views and has double doors which lead to the South facing patio. The stunning kitchen breakfast room has been recently modernised with a wealth of modern cabinetry and high end integrated appliances. There are three double bedrooms including the master which again benefits from the views and an Ensuite shower room. The property will be sold with a Share of the Freehold, two allocated parking spaces and brick built storage shed. Oxford Court is set in mature communal gardens and is situated at the sea end of Oxford Road and within easy reach of all amenities including the shops, cafes and eateries in Connaught Avenue. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view!



GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



TOTAL FLOOR AREA: 917 sq.ft. (85.2 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 as such by any prospective purchaser. The services, systems and appliances shown here 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 ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

COMMUNAL ENTRANCE HALL

Communal entrance door, tiled flooring, stair flight to Second Floor.

ENTRANCE HALL

Composite entrance door, fitted carpet, coved ceiling, built in cloaks cupboard, built in airing cupboard, open recess to Lounge/Diner, radiators.

LOUNGE/DINER 19'3 x 18'1 (5.87m x 5.51m)

Double glazed French doors to seafront patio area, large double glazed bay window to front both with beautiful views over Frinton's greensward and sea, fitted carpet, coved ceiling, ceiling and wall lights, TV point, open access to Kitchen Breakfast Room, radiators.

KITCHEN BREAKFAST ROOM 16'1 x 7'8 (4.90m x 2.34m)

Stylish grey fronted over and under counter units, drawers, matching full height cabinets, breakfast bar. Quartz work tops and splash backs, Blanco sink and drainer with mixer tap and waste disposal. Range of Siemens integrated appliances including oven, combination oven & microwave, warming drawer, integrated washing machine/tumble dryer, integrated slimline dishwasher and induction hob with AEG cooker hood over. Integrated fridge freezer, integrated full height freezer, cupboard housing Glow Worm Boiler (approx 2 years old) (not tested by agent). Double glazed window to front with beautiful views, tiled flooring, coved ceiling, spot lights, under unit lighting, Myson plinth heaters.

MASTER BEDROOM 12'9 x 8'6 (3.89m x 2.59m)

Double glazed window to front with beautiful views, fitted carpet, coved ceiling, fitted wardrobes and over bed storage, door to En Suite, radiator.

EN SUITE SHOWER ROOM

Suite comprising wall mounted low level WC and wash hand basin and fully tiled large walk in shower with glass screen. Tiled flooring, fully tiled walls, coved ceiling, mirror fronted cabinet, chrome heated towel rail.

BEDROOM TWO 11'2 x 9'3 (3.40m x 2.82m)

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

BEDROOM THREE/STUDY 10'2 x 7'8 (3.10m x 2.34m)

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

BATHROOM

Pergamon suite comprising low level WC, vanity wash hand basin with cupboards and jacuzzi bath with mixer tap and shower attachment over. Double glazed window to rear, tiled flooring, coved ceiling, fully tiled walls, mirror unit with storage cupboard, chrome heated towel rail.

PRIVATE PATIO AREA

Private South facing patio area with stunning Greensward and sea views, outside light and power socket.

ALLOCATED PARKING & STORAGE

The property has the benefit of two allocated parking spaces.

The property has the benefit of a brick built storage shed located to the rear with power and light (not tested by agent).

COMMUNAL GARDENS

Beautifully maintained gardens to the front and rear of the property, laid to lawn with mature shrubs, panel fencing.

OUTSIDE FRONT

BEACH LOCATION

SERVICE CHARGE INFORMATION

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

The Service Charges are approximately £1,000 per annum (includes building insurance, gardening, window cleaner, lighting etc).

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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

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.