



1 Eton Court, 11, Eton Road

Frinton-On-Sea, CO13 9JA

Price £340,000 Leasehold - Share of Freehold



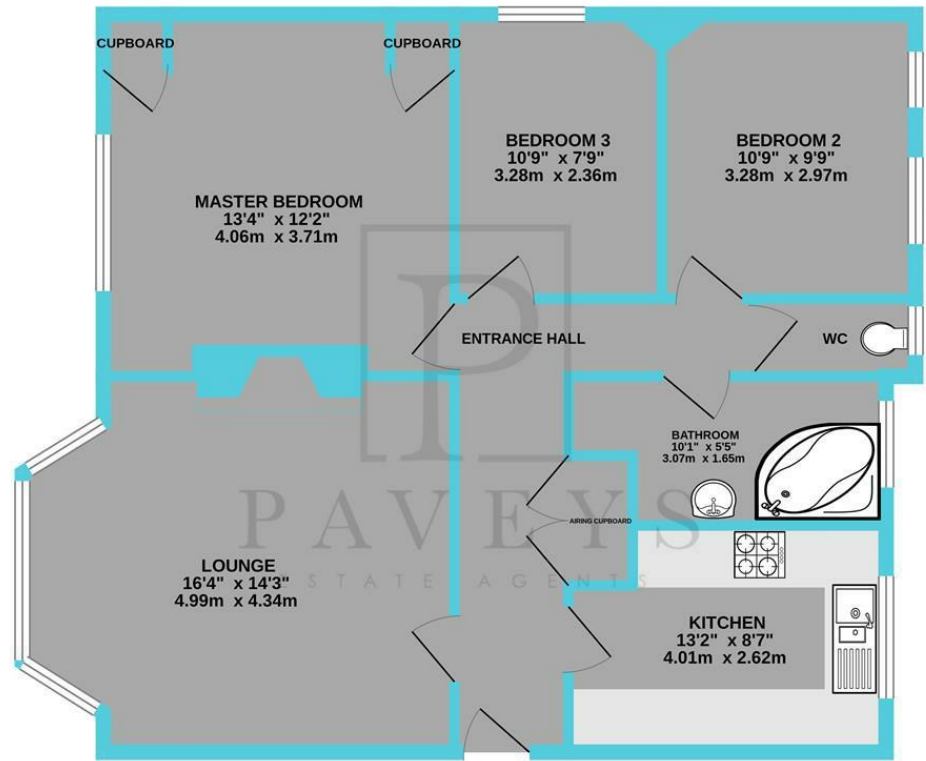
PAVEYS  
ESTATE AGENTS

**NO ONWARD CHAIN - PRIME LOCATION**

Positioned in the sought after COLLEGE ROADS within a short stroll from the beach is this GROUND FLOOR "ETON COURT" APARTMENT with GARAGE + NO ONWARD CHAIN. The property is in need of some modernisation and offers a wonderful opportunity to anyone wanting create a home by the sea. It is set in maintained communal gardens and offers a good size lounge, three bedrooms, kitchen, bathroom, separate cloakroom and an approx 138 year Lease. There are many original features throughout the property including wonderful parquet flooring. Eton Road is located a short walk from Connaught Avenue, Frinton Railway Station, local sporting clubs and all amenities. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential	
(92 plus) <b>A</b>			
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**COMMUNAL ENTRANCE HALL**

Communal entrance door to front aspect, glazed double doors, fitted carpet, stair flight to all Floors.

**ENTRANCE HALL**

Private entrance door, parquet flooring, built in airing cupboard, radiator.

**LOUNGE 16'4 x 14'3 (4.98m x 4.34m)**

Large double glazed bay window to front, parquet flooring, feature tiled open fireplace with surround, wall lights, radiator.

**KITCHEN 13'2 x 8'7 (4.01m x 2.62m)**

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in Miele eye level oven, gas hob with extractor over, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling.

**MASTER BEDROOM 13'4 x 12'2 (4.06m x 3.71m)**

Double glazed window to front, fitted carpet, two built in storage cupboards, radiator.

**BEDROOM TWO 10'9 x 9'9 (3.28m x 2.97m)**

Two double glazed windows to rear, fitted carpet, radiator.

**BEDROOM THREE 10'9 x 7'9 (3.28m x 2.36m)**

Double glazed window to side, fitted carpet, radiator.

**CLOAKROOM**

Double glazed window to rear, low level WC, wall mounted boiler (not tested by agent).

**BATHROOM 10'1 x 5'5 (3.07m x 1.65m)**

Suite comprising pedestal wash hand basin and corner bath with mixer taps and electric shower over. Double glazed window to rear, fitted carpet, part tiled walls, wall lights, radiator.

**COMMUNAL GARDENS**

Gravel driveway to the front and rear aspects, maintained communal gardens, laid to lawn with flower and shrub borders.

**GARAGE (IN BLOCK)**

Garage 1  
Located to the rear of the property, up and over door.

**OUTSIDE**

**LEASE & CHARGES INFORMATION**

The property has the benefit of an approx 138 year Lease. The Service Charges are approximately £112 per month.

**IMPORTANT INFORMATION**

Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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.

**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.