

PAVEYS

Apartment 4, Principal Court, Queens Road

Frinton-On-Sea, CO13 9BH

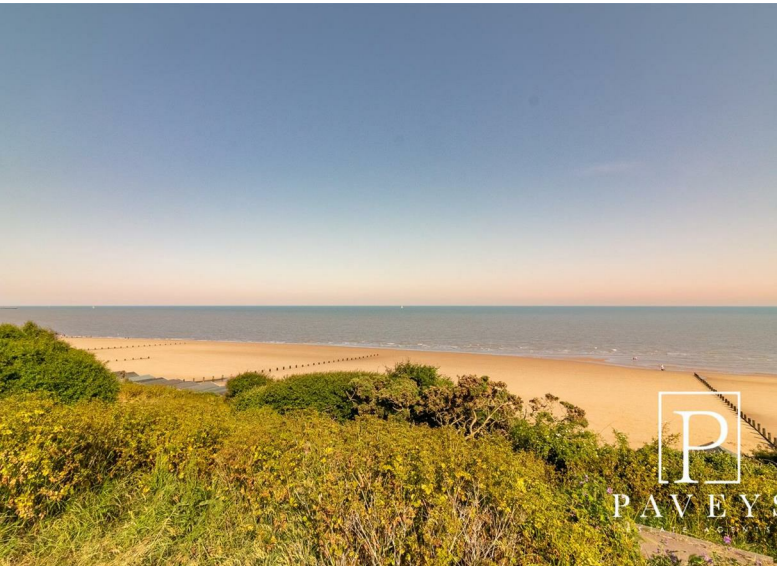
Price £330,000 Leasehold



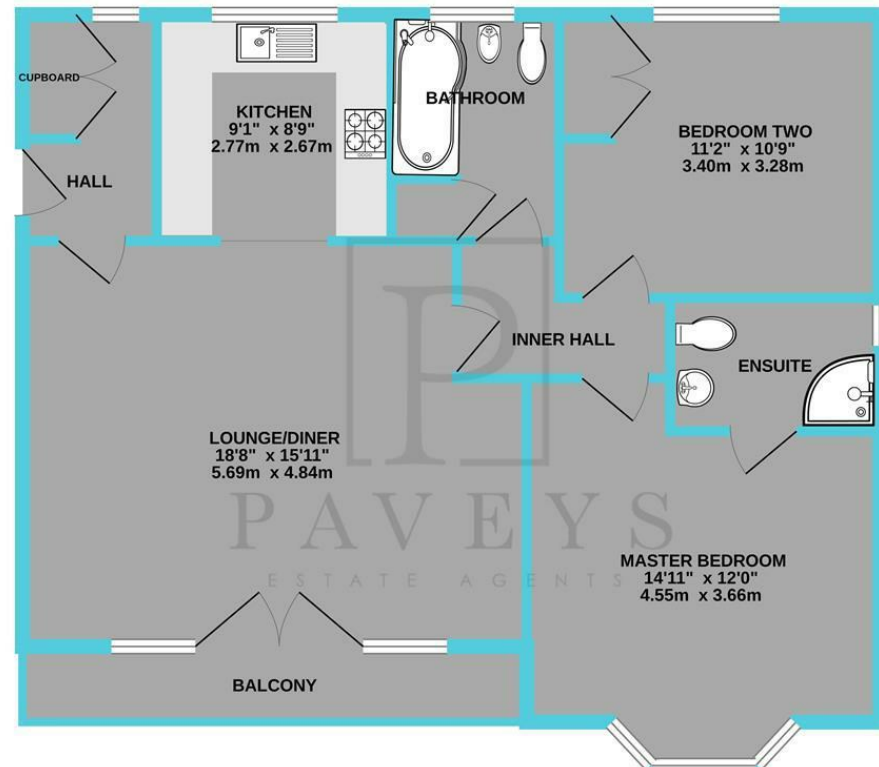
PAVEYS  
ESTATE AGENTS

NO ONWARD CHAIN!!

We are delighted to present a STUNNING TWO BEDROOM APARTMENT situated near the seafront, featuring a SPACIOUS BALCONY which offers sea views and an enviable coastal lifestyle. Upon entering the apartment, you'll be captivated by its modern design and inviting atmosphere. The layout creates a sense of space and versatility with natural light flooding the rooms, creating a warm and welcoming ambiance throughout. Principal Court is a small development of apartments located at the sea end of Queens Road and benefits from having an internal lift. The apartment's prime location ensures convenient access to a wide array of local amenities, Frinton beach and the Greensward. An early viewing is advised in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



GROUND FLOOR



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.  
Made with Metropix G2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
England & Wales	81	83	England & Wales
EU Directive 2002/91/EC			EU Directive 2002/91/EC

### COMMUNAL ENTRANCE HALL

Entrance door to front aspect, security entry phone system, tiled flooring, stairs and lift to all floors.

### ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, coved ceiling, ceiling spotlights, built in storage cupboard, glazed double window to rear, door to Lounge Diner.

### LOUNGE DINER 18'8" x 15'11" (5.69m x 4.85m)

Double glazed windows to front, double glazed French doors to the Balcony with views over Queen's Road and the seafront. Fitted carpet, coved ceiling, ceiling spotlights, TV point, open access to Kitchen, door to inner hall.

### BALCONY

### KITCHEN 9'1" x 8'9" (2.77m x 2.67m)

Fitted oak shaker style over and under counter units, granite worktops and upstands, inset sink and drainer with mixer tap, integrated double oven and microwave, gas hob and extractor fan. Integrated fridge freezer, dishwasher and washing machine. Double glazed window to rear, coved ceiling, spot lights, part tiled walls, tiled flooring.

### INNER HALL

Fitted carpet, coved ceiling, ceiling spotlights, doors to bedrooms and bathroom.

### MASTER BEDROOM 14'11" x 12'0" (4.55m x 3.66m)

Double glazed bay window to front, fitted carpet, coved ceiling, ceiling spotlights, door to En-Suite.

### EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, wash hand basin and corner shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, tiled flooring, coved ceiling, spot lights, heated towel rail.

### BEDROOM TWO 11'2" x 10'9" (3.40m x 3.28m)

Double glazed window to side, fitted carpet, coved ceiling, ceiling spotlights.

### BATHROOM

Modern white suite comprising low level WC, wash hand basin and 'P' shaped bath with shower over, Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, spot lights, extractor fan, towel rail.

### COMMUNAL OUTSIDE

Block paved area enclosed by picket fencing providing allocated off road parking. Communal bin area.

### LEASE & CHARGES INFORMATION

The Vendor has advised:-

The Lease Term is: approx 110 years.  
The Ground Rent: £150.00 per annum.  
The Service Charge is approx £2,491.79 per annum.

### 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.

### IMPORTANT INFORMATION

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

### 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.