



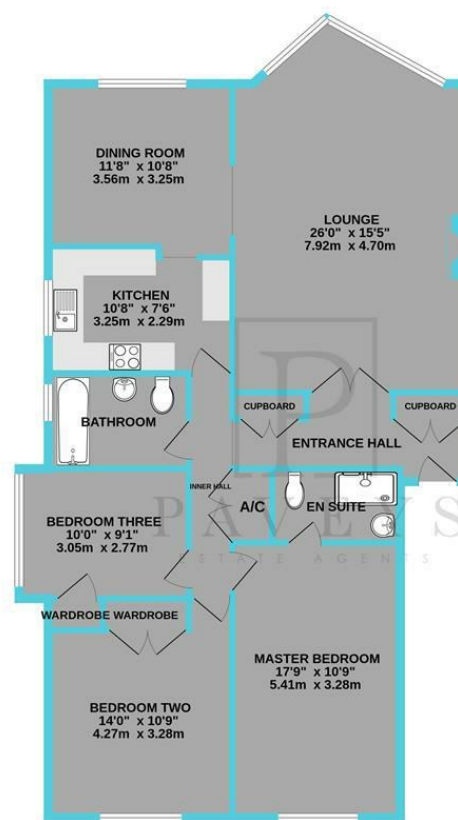
33 Astell Court, The Crescent  
Frinton-On-Sea, CO13 9BT

Offers in excess of £350,000 Leasehold - Share of Freehold

A prime location "ASTELL COURT" FIRST FLOOR APARTMENT with DIRECT SEA VIEWS and views over The Crescent Gardens & Frinton's Greensward. This beautiful and very spacious property is situated a stones throw from the stunning beach and offers an elegant 26ft lounge and separate dining room both of which have sea views, kitchen, three bedrooms, en-suite shower room, bathroom and ample storage. The property also benefits from an approximate 146 year lease, security entry system, garage and a Share of the Freehold. It is set in pretty communal gardens with communal parking and is within easy reach of the shops, cafes & restaurants in Connaught Avenue, Frinton Free Church and Frinton Railway Station with services to Chelmsford & London Liverpool Street. An early viewing appointment is advised! Call Paveys to arrange your appointment to view.



GROUND FLOOR  
1225 sq.ft. (113.8 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 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	
Current	Potential
Very energy efficient - lower running costs (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	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

#### COMMUNAL ENTRANCE HALL

Glazed doors to rear, security entry system, stair flight to all floors.

#### ENTRANCE HALL

Private entrance door, security entry system, fitted carpet, coved ceiling, two cupboards, double airing cupboard, glazed double doors to Lounge, radiator with cover.

#### LOUNGE 26' x 15'5 (7.92m x 4.70m)

Double glazed bay window to front with direct sea views and views over The Crescent Gardens, fitted carpet, coved ceiling, wall lights, feature ornate fireplace with surround and hearth, TV point, archway to Dining Room, radiators with covers over.

#### DINING ROOM 11'8 x 10'8 (3.56m x 3.25m)

Double glazed bay window to front with direct sea views and views over The Crescent Gardens, fitted carpet, coved ceiling, door to Kitchen, radiator with cover.

#### KITCHEN 10'8 x 7'6 (3.25m x 2.29m)

Over and under counter units, display cabinets and shelving, work tops, inset sink and drainer with mixer tap. Hotpoint cooker with extractor over, space and plumbing for washing machine, integrated fridge freezer. Double glazed window to side, vinyl flooring, fully tiled walls, spot lights.

#### MASTER BEDROOM 17'9 x 10'9 (5.41m x 3.28m)

Double glazed window to rear, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and over bed storage, door to En-Suite, wall light, radiator with cover.

#### EN-SUITE TO MASTER BEDROOM

Suite comprising low level WC, pedestal wash hand basin and fully tiled shower cubicle. Tiled flooring, fully tiled walls, fitted cupboards, shaver point, wall mounted mirror, spot lights, chrome heated towel rail.

#### BEDROOM TWO 14' x 10'9 (4.27m x 3.28m)

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator with cover.

#### BEDROOM THREE 10' x 9'1 (3.05m x 2.77m)

Double glazed window to side, fitted carpet, coved ceiling, cupboard, radiator.

#### BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to side, tiled flooring, fully tiled walls, wall lights, wall mounted mirror, shaver point, radiator.

#### COMMUNAL GARDENS & PARKING

Beautifully maintained gardens that wrap around the property, laid to lawn with flower borders. Communal parking to the rear.

#### IEWS

#### GARAGE

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

#### LEASE & SERVICE CHARGES INFORMATION

The property has a 199 year Lease from 2007 with approximately 146 years remaining.

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

The Service Charges are approximately £1,600 per annum - payable in 2 instalments.

The Annual Insurance is a £160 one off payment.

#### IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Share of 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.