

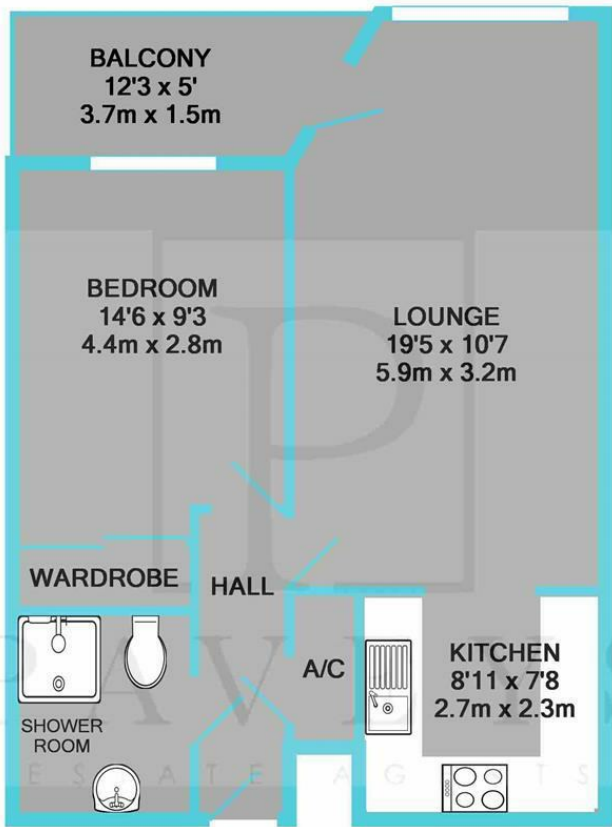


220 Frinton Lodge, The Esplanade
Frinton-On-Sea, CO13 9HE

Price £169,995 Leasehold

SEAFRONT APARTMENT - NO ONWARD CHAIN!

A beautifully presented ONE DOUBLE BEDROOM OVER 55'S APARTMENT located on the SEAFRONT and with west FACING BALCONY & OUTSTANDING VIEWS over the Sea and Greensward. Key features include a lounge with West facing balcony with views, contemporary kitchen with KITCHEN APPLIANCES INCLUDED IN THE SALE, one double bedroom, modern shower room and newly installed storage heaters. This stunning property is situated in the popular Frinton Lodge development in Frinton-on-Sea which offers a residents lounge, 24 hour Careline alarm system, resident management staff, guest suite for family and friends to stay in, communal gardens and parking. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			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	

ENTRANCE HALL

Entrance door, security entry phone system, fitted carpet, coved and textured ceiling, loft access, large built in cupboard housing hot water tank (N/T), new electric storage heater, wall hung trouser press, emergency pull chord.

LOUNGE 19'5 x 10'7 (5.92m x 3.23m)

Double glazed door to Balcony, double glazed window to side, fitted carpet, coved and textured ceiling, unit housing Sony TV (available via separate negotiation) new electric storage heater.

BALCONY 12'3 x 5' (3.73m x 1.52m)

West facing balcony with stunning panoramic sea and greensward views. Wrought iron and glass balustrade, paved flooring.

KITCHEN 8'11 x 7'8 (2.72m x 2.34m)

Modern high gloss fronted over and under counter units fitted to a very high standard, display cabinets, roll edge work surfaces inset stainless steel 1 and 1/2 bowl sink and drainer unit with waste disposal, Neff electric hob with extractor hood over, integrated Neff slimline dishwasher, Miele washing machine, fridge/freezer. Carpet tile flooring, tiled splash backs, under counter lighting, coved and textured ceiling.

BEDROOM 14'6 narrowing to 13'3 x 9'3 (4.42m narrowing to 4.04m x 2.82m)

Double glazed window to side, fitted carpet, built in mirrored double wardrobes, fitted double wardrobe and over bed storage cupboards.

SHOWER ROOM 7'8 x 6' (2.34m x 1.83m)

Modern white suite comprising low level WC, vanity wash hand basin and double shower cubicle with power shower, fitted carpet, fully tiled walls, electric wall mirror (will not remain), coved and textured ceiling, spot lights, chrome heated towel rail.

COMMUNAL AREAS

The property is surrounded by well maintained communal gardens, laid to lawn with flower and hedgerow borders with attractive South facing communal patio area. There is communal parking to the rear.

AGENTS NOTES

The Vendor has advised that the appliances in the kitchen are included in the sale price.

THE FRINTON LODGE DEVELOPMENT

The development has the benefit of an in house Resident Manager who lives on site. There is a 24hr Careline Alarm System throughout the development. There are several Guest Suites (one on each floor) for visiting family and friends to say in. There is an on-site Launderette. The Communal Residents Lounge area (post covid) offers many weekly social events including Friday night fish & chip suppers, holy communion, keep fit, bridge/card evenings. The Lounge can also be hired out for private functions ie special occasions. A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.

IMPORTANT INFORMATION

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

LEASE & CHARGES

We are advised by the Vendor that:-

There is an approximate 61 year Lease remaining.
The Ground Rent is £140 per annum.
The Maintenance Charges are approx £1,900 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.

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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

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.