

3 The Crescent, The Crescent
Frinton-On-Sea, CO13 9BT

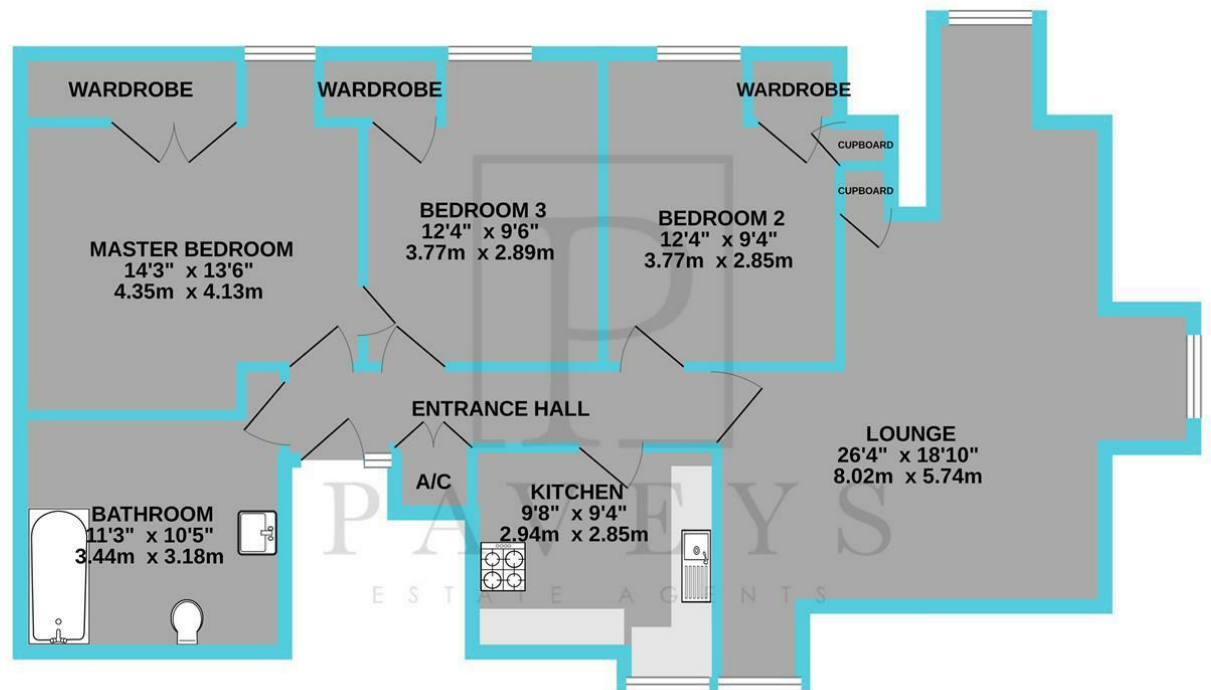
Price £199,995 Leasehold

NO ONWARD CHAIN

New to the market is this CHARMING TOP FLOOR "ASTELL LODGE" APARTMENT positioned a stones throw from Frinton's greensward and beach and with views over The Crescent Gardens. The apartment is in need of some updating but offers excellent accommodation incorporating an open plan lounge diner, kitchen, three bedrooms all with built in wardrobes and bathroom. Astell Lodge is a Norman Shaw style building built around 1882, making it one of the most traditional buildings in Frinton-on-Sea. This charming character property has a wealth of original features with leaded light windows, Cumberland slate roof, tall chimneys, dentilled eaves and beautiful ornate stair case. It is set in pretty communal gardens with parking to the rear and is centrally located within easy reach of Connaught Avenue, Frinton Railway Station and the beautiful beach! WE HAVE KEYS! Call Paveys to arrange your appointment to view.



GROUND FLOOR
952 sq.ft. (88.4 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	68
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	68
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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COMMUNAL ENTRANCE

Communal entrance door, fitted carpet, ornate staircase to First Floor.

ENTRANCE HALL

Private entrance door, glazed side panels, fitted carpet, built in airing cupboard, loft hatch, radiator.

LOUNGE 26'4 x 18'10 (8.03m x 5.74m)

Glazed windows to front, side and rear aspects, fitted carpet, two built in cupboards, radiators.

KITCHEN 9'8 x 9'4 (2.95m x 2.84m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for cooker, space for under counter fridge freezer, space and plumbing for washing machine, wall mounted boiler (not tested by agent). Glazed window to front, vinyl flooring.

MASTER BEDROOM 14'3 xx 13'6 (4.34m xx 4.11m)

Glazed window to rear, fitted carpet, built in wardrobe, eaves storage area, radiator.

BEDROOM TWO 12'4 x 9'4 (3.76m x 2.84m)

Glazed window to rear, fitted carpet, built in wardrobe, radiator.

BEDROOM THREE 12'4 x 9'6 (3.76m x 2.90m)

Glazed window to rear, fitted carpet, built in wardrobe, radiator.

BATHROOM 11'3 x 10'5 (3.43m x 3.18m)

Suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Vinyl flooring, part tiled walls, radiator.

COMMUNAL GARDENS & PARKING

The property is set in pretty communal gardens with an in and out gravel driveway, there is communal parking to the rear of the property.

THE CRESCENT GARDENS

LEASE & CHARGES INFORMATION

The Lease Term is 199 years from 1973 with approximately 148 years remaining.

The annual Service Charge is £885.00 every six months. The Service Charges are currently paid up to the end of December 2024.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: E

The property is connected to electric, 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.

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.