

Flat 2 Empire Court, Pole Barn Lane

Frinton-On-Sea, CO13 9NG

Price £220,000 Leasehold



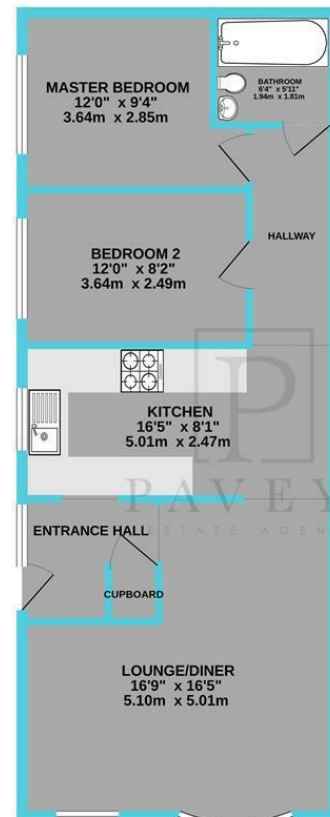
PAVEYS
ESTATE AGENTS

GROUND FLOOR FLAT - INSIDE THE FRINTON GATES

Paveys have the pleasure in bringing to the market this BRIGHT & SUNNY GROUND FLOOR FLAT located a short walk from the beautiful beach and Frinton Railway Station. This superb spacious flat has a neutral interior, good sized lounge diner, fully fitted kitchen with integrated appliances, two double bedrooms, modern bathroom. allocated parking space and approximate 116 year Lease. Empire Court is conveniently positioned close to Frinton Railway Station with services to Colchester, Chelmsford & Central London. You will find Frinton's beautiful beach and greensward at the end of the road and the shops, cafes and restaurants in Connaught Avenue a short walk away. The property would make an attractive investment for a First Time Buyer, as a holiday home, buy to let or lock up and leave!!!! Call Paveys today to arrange your appointment to view!



GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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.
Made with Metropac C2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		
(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	

ENTRANCE HALL

Private double glazed entrance door and glazed side panel, laminate flooring, smooth and coved ceiling, built in storage cupboard, archway to Lounge Diner, radiator.

LOUNGE DINER 16'9 x 16'5 (5.11m x 5.00m)

Two double glazed window to front, laminate flooring, smooth and coved ceiling, TV point, wall lights, open access to Kitchen, radiator.

KITCHEN 16'5 x 8'1 (5.00m x 2.46m)

White fronted over and under counter units, straight edge work tops, inset ceramic sink and drainer with mixer tap. Electric oven and hob with extractor hood over, integrated appliances including fridge freezer, washing machine and dishwasher, wall mounted combination boiler (not tested by Agent). Double glazed window to side, tiled effect flooring, part tiled walls, smooth ceiling, spot lights, under unit lighting, radiator.

INNER HALL

Laminate flooring, smooth and coved ceiling, radiator.

MASTER BEDROOM 12' x 9'4 (3.66m x 2.84m)

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

BEDROOM TWO 12' x 8'2 (3.66m x 2.49m)

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

BATHROOM 6'4 x 5'11 (1.93m x 1.80m)

Modern white suite comprising low level WC, vanity wash hand basin with cupboards beneath and bath with shower and screen over. Feature brick block window to side, tiled flooring, part tiled walls, extractor fan, radiator.

OUTSIDE

The flat has the benefit of an allocated parking space located to the rear of the block.

LEASE & CHARGES INFORMATION

The property has an approximate 116 year Lease term.
The Service Charges are £60 per calendar month.
The Ground Rent is £250 per annum.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: To Be Confirmed.
The property is connected to electric, 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.