

Flat 16 Astell Court, The Crescent

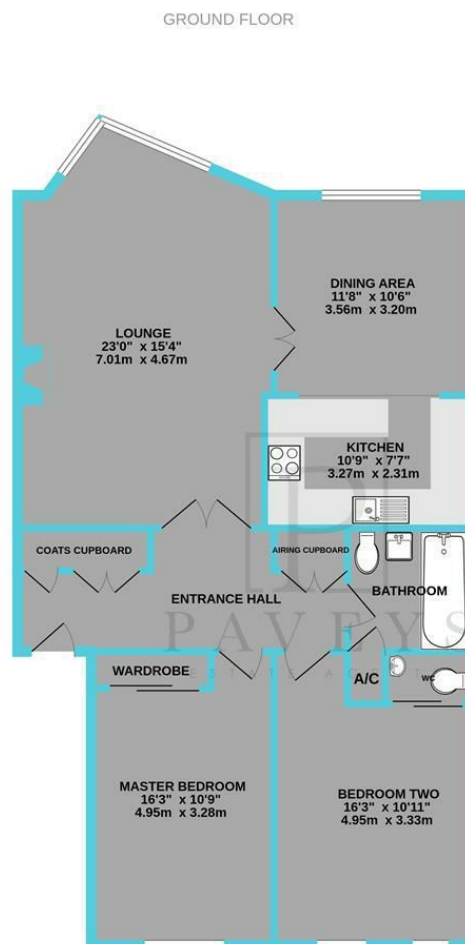
Frinton-On-Sea, CO13 9BT

Offers in excess of £270,000 Leasehold - Share of Freehold



PAVEYS  
ESTATE AGENTS

A SPACIOUS TWO DOUBLE BEDROOM "ASTELL COURT" APARTMENT located inside the Frinton Gates and a short walk from the greensward and beach. This spacious FIRST FLOOR APARTMENT is in need of some modernisation but offers superb accommodation and views over The Crescent Gardens. Key features include an entrance hall with ample storage, a bright and spacious lounge, kitchen diner, two double bedrooms, bathroom and garage. Astell Court is situated in The Crescent which is a short walk from the shops and cafes in Connaught Avenue. In addition there are well maintained communal gardens, communal parking, security entry system, a Share of the Freehold and NO ONWARD CHAIN. An internal viewing is highly recommended in order to appreciate the accommodation on offer. WE HAVE KEYS. Call Paveys to arrange your appointment to view.



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) 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 | 77      | 82        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |         |           |
| England & Wales   | EU Directive 2002/91/EC |         |           |

### ENTRANCE HALL

Private entrance door leading to spacious Entrance Hall, security entry phone, built in coats cupboard, built in airing cupboard, glazed double doors to Lounge, coved ceiling, radiator.

### LOUNGE 23' x 15'4 (7.01m x 4.67m)

Large double glazed window to front with views over The Crescent Gardens, fitted carpet, feature fireplace with electric fire inset, coved ceiling, TV point, glazed double doors to Kitchen & Dining Area, two radiators.

### DINING AREA 11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to front with views to The Crescent Gardens, fitted carpet, coved ceiling, open access to Kitchen, radiator.

### KITCHEN 10'9 x 7'7 (3.28m x 2.31m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven and hob, space and plumbing for washing machine and dishwasher, space for fridge freezer, Vinyl flooring, part tiled walls, open access to Dining Area.

### MASTER BEDROOM 16'3 x 10'9 (4.95m x 3.28m)

Double glazed window to rear, fitted carpet, built in wardrobe, radiator.

### BEDROOM TWO 16'3 x 10'11 (4.95m x 3.33m)

Two double glazed windows to rear, fitted carpet, cloak cupboard housing low level WC and wash hand basin with tiled walls and fitted carpet, radiator.

### BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with mixer taps. Fitted carpet, fully tiled walls, extractor fan, built in airing cupboard, chrome heated towel rail.

### OUTSIDE

The property is set in well maintained communal gardens with communal parking to the rear.

### GARAGE

Located in a block to the rear of the property.

### LEASE & CHARGES INFORMATION

We are advised:  
Lease - 199 years from 1st October 1973.  
Maintenance Charges - Approximately £1,270 per annum.  
The property will be sold with a Share of the Freehold.  
Pets are allowed by discretion.  
Letting is prohibited under the terms of the Lease.

### 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.

### 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 their solicitor or surveyor. Please Note: the floor plans 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.