



6, Marine Court The Esplanade

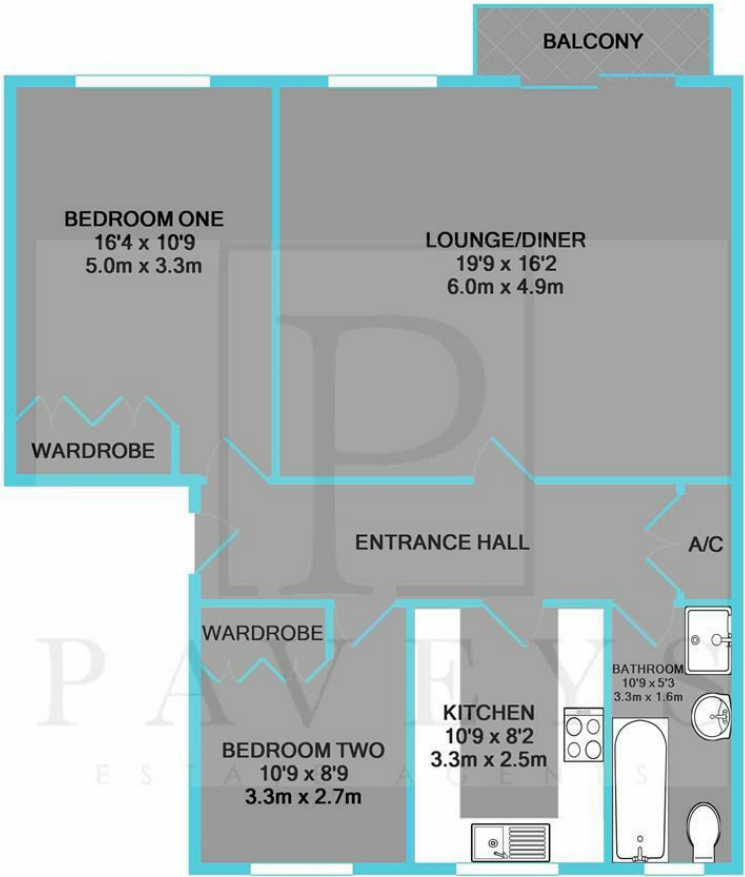
Frinton-On-Sea, CO13 9AT

Price £365,000 Leasehold - Share of Freehold

WHAT A VIEW!!! Positioned on The Esplanade at Frinton-on-Sea is SECOND FLOOR SEAFRONT APARTMENT with BALCONY providing UNINTERUPTED SEA VIEWS & VIEWS OVER FRINTON'S GREENSWARD. This TURN KEY property is beautifully presented and maintained and is ready to move straight into. At the heart of the home is this gorgeous open plan diner with attached balcony, modern kitchen with integrated appliances, two double bedrooms with fitted wardrobes, bathroom and a Share of the Freehold. It is set in well maintained communal gardens with a garage and off road parking and is centrally located with easy reach of the beach, shops and restaurants in Connaught Avenue and rail services. An internal viewing is highly recommended in order to appreciate this property and those views! Call Paveys to arrange your appointment to view.



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		81
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53	70	(39-54) E	46	
(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	



TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.4 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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COMMUNAL ENTRANCE HALL

Double doors to front aspect leading to Communal Entrance Hall, doors to all apartments, stairs to all floors, security entry phone system.

ENTRANCE HALL

Entrance door, security entry phone system, light oak wood flooring, smooth and coved ceiling with spot lights inset, built in cupboard housing wall mounted Worcester boiler, doors leading to all rooms, radiator.

LOUNGE/DINER 19'09 x 16'02 (6.02m x 4.93m)

Double glazed window to front with uninterrupted sea views , double glazed patio doors to front Balcony, light oak wood flooring, smooth ceiling with spot lights inset, wall lights, two radiators.

BALCONY

Front balcony with panoramic views over the sea and Frinton's greensward. Obscured glass balustrade, tiled flooring with space for table and chairs,

KITCHEN 10'9 x 8'02 (3.28m x 2.49m)

Range of base, drawer and matching eye level units, matching display cabinets, roll edge work surfaces, inset stainless steel sink and drainer with mixer tap. Built in oven and electric hob with stainless steel cooker hood over, integrated appliances including fridge/freezer, washing machine and tumble dryer. Double glazed window to rear, tiled flooring, smooth and coved ceiling with spot lights inset, tiled splash backs, built in wine rack.

BEDROOM ONE 16'02 x 10'04 (4.93m x 3.15m)

Double glazed window to front with panoramic sea views, light oak flooring, smooth and coved ceiling with spot lights inset, Hammonds fitted wardrobes, radiator.

BEDROOM TWO 10'9 x 8'9 (3.28m x 2.67m)

Double glazed window to rear, light oak flooring, smooth and coved ceiling with spot lights inset, Hammonds fitted wardrobe, radiator.

BATHROOM 10'9 x 5'3 (3.28m x 1.60m)

Four piece white suite, comprising low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, spot lights, chrome heated towel rail.

GARAGE

Located in a block to the rear of the property, fitted with an up and over door, power and light connected.

COMMUNAL GARDENS

Well maintained gardens to front and rear, laid to lawn with flower and shrub borders and beds, drying area,

OUTSIDE FRONT

VIEWS

AGENTS NOTE

We are advised of the following:-
The property is to be sold with a Share of the Freehold.
Managing Agents - Paul Bryan.
Service Charge - £2100 p/a Advised by Vendor.
Lease Term - Approximately 950 years remaining Advised by Vendor.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Leasehold - Share of Freehold
Energy Performance Certificate (EPC) rating: E
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 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.