



Flat 8 Maitland Court, Old Road
Frinton-On-Sea, CO13 9DA

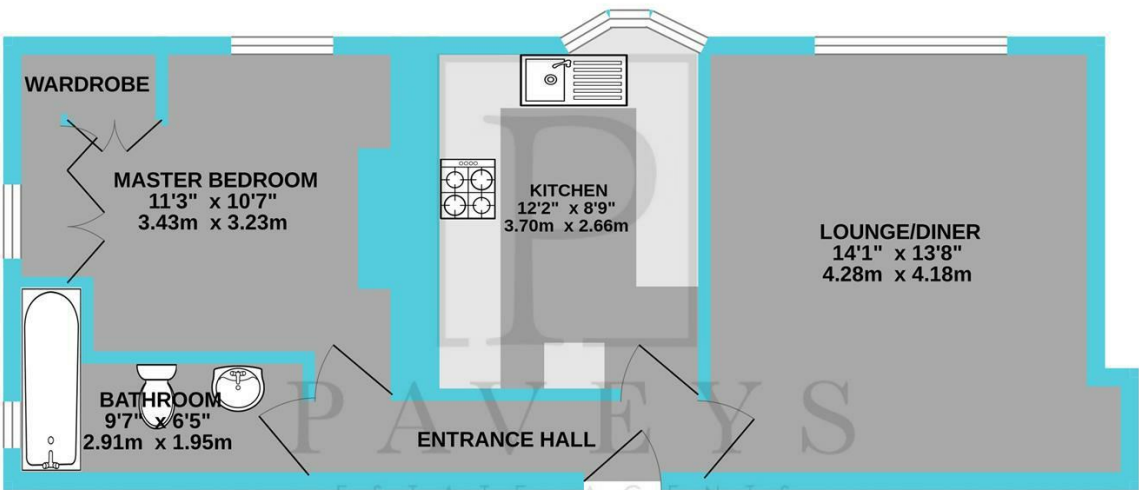
Price £195,000 Leasehold

LOCATION, LOCATION, LOCATION

An opportunity to purchase this CHARMING SEASIDE FLAT located a stones throw from Frinton's gorgeous greensward and stunning beach. This super FIRST FLOOR property is located at the sea end of Old Road in the heart of Frinton-on-Sea and offers views over Connaught Avenue and the Memorial Gardens. Key features include a lounge, kitchen, double bedroom, bathroom, parking space and a 992 year lease. The shops, cafes and restaurants in Connaught Avenue are just around the corner and Frinton Railway Station is close by. The property would make an ideal holiday home and will be sold with no onward chain. Call Paveys to arrange your appointment to view.



GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA - 483 sq.ft. (44.9 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 Metropix ©2025

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	

COMMUNAL ENTRANCE HALL

Entrance door to front aspect leading to communal entrance hall, fitted carpet, coved ceiling, stair flight to First Floor, security entry phone system.

ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, coved ceiling, electric storage heater.

LOUNGE DINER 14'1 x 13'8 (4.29m x 4.17m)

Double glazed window to front with views over Connaught Avenue and the Memorial Gardens, fitted carpet, coved ceiling, fitted cupboard and shelving, TV point, night electric storage heater.

KITCHEN 12'2 x 8'9 (3.71m x 2.67m)

Over and under counter units, work tops, work tops, inset stainless steel sink and drainer with mixer tap. Built in oven and electric hob with extractor over, space and plumbing for washing machine, space for under counter fridge and freezer. Double glazed bay window to front with views over Connaught Avenue and the Memorial Gardens, fitted carpet, coved ceiling, tiled splash backs, storage, electric storage heater.

MASTER BEDROOM 11'3 x 10'7 (3.43m x 3.23m)

Double glazed window to front with views over Connaught avenue and the Memorial Gardens, fitted carpet, double glazed window to side, coved ceiling, range of fitted bedroom furniture including wardrobes and drawers, electric storage heater.

BATHROOM 9'7 x 6'5 (2.92m x 1.96m)

White suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Double glazed window to side, fitted carpet, part tiled walls, heated towel rail.

COMMUNAL PARKING & GARDENS

Well maintained communal gardens and parking space.

OUTSIDE

LEASE & CHARGES INFORMATION

The Vendor has advised 24th April 2025

The Lease length is 992 years.
The Service Charges are £1,400 per annum which includes Buildings Insurance & Reserve Fund.
The Managing Agents are Boydens.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: TBC
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.