



1 Winston Court, Old Road
Frinton-On-Sea, CO13 9DG

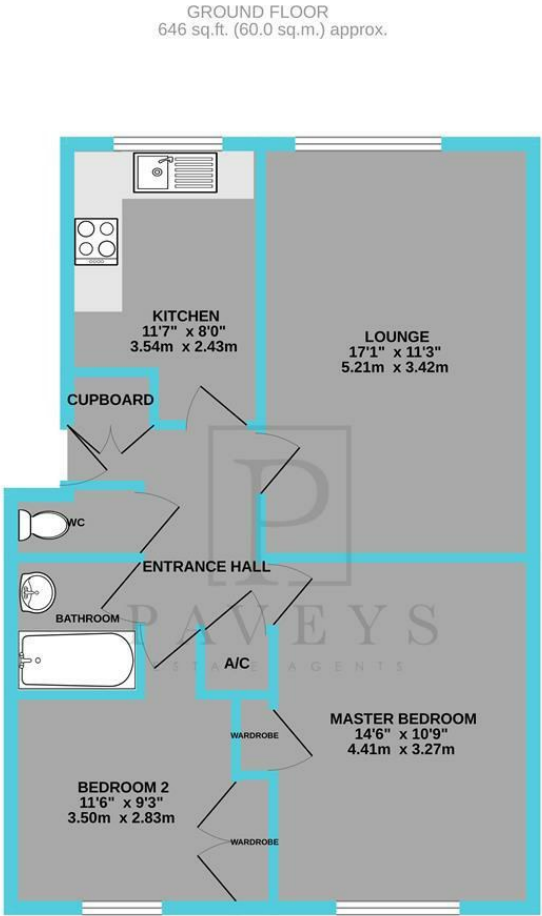
Price £165,000 Leasehold - Share of Freehold

FRINTON TOWN CENTRE LOCATION

Paveys have the pleasure in offering for sale this TWO DOUBLE BEDROOM GROUND FLOOR FLAT with COVERED PARKING SPACE positioned in the heart of Frinton-on-Sea. The property will be sold with a Share of the Freehold, approximate 146 YEAR LEASE and NO ONWARD CHAIN. Key features include a good size lounge, kitchen, two double bedrooms with built in wardrobes, bathroom and separate cloakroom. Winston Court is situated at the sea end of Old Road which is a short stroll from the greensward, beautiful beach and independent shops, restaurants and cafes in Connaught Avenue. The property would make an IDEAL FIRST TIME PURCHASE, BUY TO LET or HOLIDAY HOME! Call Paveys today to arrange a viewing!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			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



TOTAL FLOOR AREA: 646 sq.ft. (60.0 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 HALL

Glazed entrance door to Communal Entrance Hall, vinyl flooring, stair flight to First Floor.

ENTRANCE HALL

Private entrance door, laminate flooring, coved ceiling, built in storage cupboard, built in airing cupboard, electric radiator.

LOUNGE 17'1 x 11'3 (5.21m x 3.43m)

Double glazed window to front, fitted carpet, coved ceiling, wall lights, electric radiators.

KITCHEN 11'7 x 8' (3.53m x 2.44m)

White fronted over and under counter units, work tops, inset sink and drainer with mixer tap. Built in electric oven, electric hob, extractor hood, space for under counter fridge freezer. Double glazed window to front, laminate flooring, part tiled walls, electric radiator.

MASTER BEDROOM 14'6 x 10'9 (4.42m x 3.28m)

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

BEDROOM TWO 11'6 x 9'3 (3.51m x 2.82m)

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

CLOAKROOM

White low level WC, laminate flooring, fully tiled walls.

BATHROOM

White suite comprising vanity wash hand basin and bath with electric shower over. Laminate flooring, fully tiled walls, chrome heated towel rail.

SECURE LOCKED STORAGE ROOM

The property has the benefit of a personal secure locked storage room which is located in the Communal Entrance Hall.

OUTSIDE

LEASE TERM & SERVICE CHARGES

The property will be sold with a Share of the Freehold.
The property has the benefit of an approximate 146 year Lease.
The Service Charges are £1,415.32 per annum (as at May 2025).

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Share of the Freehold.
Energy Performance Certificate (EPC) rating: E
The property is connected to electric, mains water and sewerage.
The managing agents are Priory Estates, Frinton.

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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.