



Eaton Court, Eton Road
Frinton-On-Sea, CO13 9JA

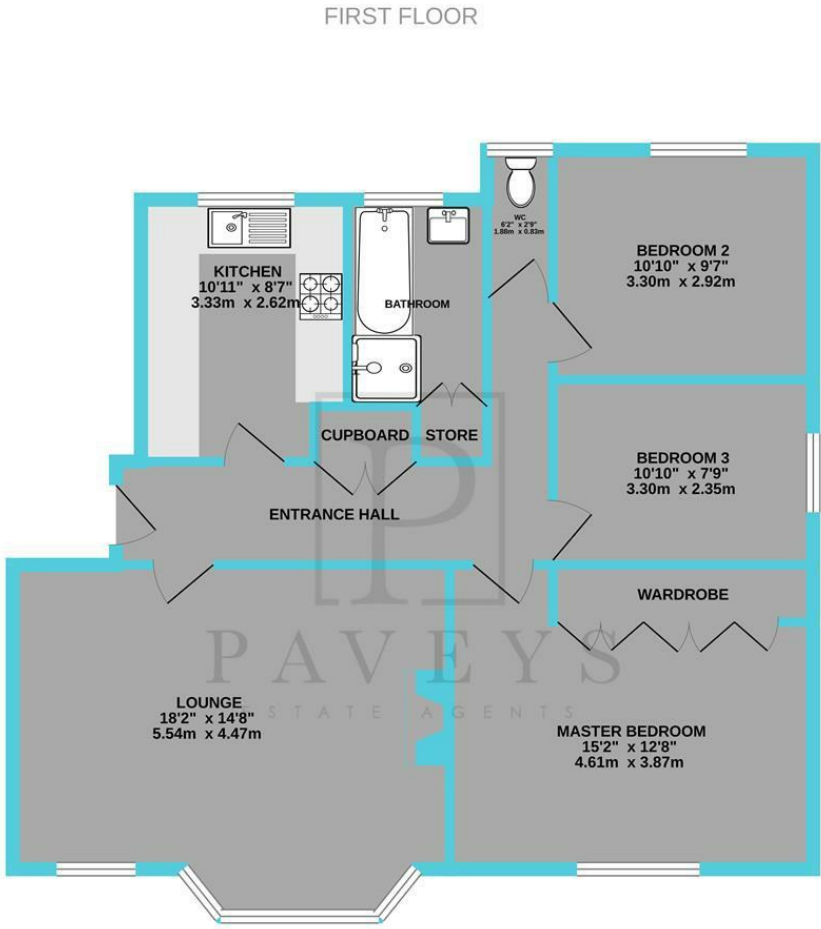
Price £289,995 Leasehold - Share of Freehold

Located in the popular College Roads in Frinton-on-Sea is this charming first floor apartment positioned a short stroll from the beautiful greensward and beach. Key features include a bright and spacious lounge diner, kitchen, large master bedroom with fitted wardrobes, two further bedrooms, bathroom and cloakroom. The apartment is set in communal gardens and also boasts a garage, providing secure parking and additional storage space. It comes with an approximate 138 year Lease and will be sold with a Share of the Freehold. Eton Road is located within a short stroll of Connaught Avenue, Frinton Railway Station and everything that Frinton-on-Sea has to offer! Call Paveys to arrange your appointment to view.



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	



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 is given as to their operability or efficiency can be given.
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COMMUNAL ENTRANCE HALL

Communal entrance door to front aspect, internal double doors, fitted carpet, stair flight to all floors.

ENTRANCE HALL

Private entrance door, fitted carpet, coved ceiling, built in cloaks cupboard, picture rail, radiator.

LOUNGE 18'2 x 14'8 (5.54m x 4.47m)

Large double glazed bay window to front, double glazed window to front, fitted carpet, coved ceiling, picture rail, feature marble fireplace with hearth, wall lights, two radiators.

KITCHEN 10'11 x 8'7 (3.33m x 2.62m)

Matching over and under counter units, work tops, stainless steel sink and drainer unit. Built in eye level Bosch oven, gas hob, cupboard housing wall mounted boiler (not tested by Agent), space for fridge freezer. Double glazed window to rear, tiled flooring, fully tiled walls.

MASTER BEDROOM 15'2 x 12'8 (4.62m x 3.86m)

Double glazed window to front, fitted carpet, coved ceiling, picture rail, range of fitted wardrobes, radiator.

BEDROOM TWO 10'10 x 9'7 (3.30m x 2.92m)

Two double glazed windows to rear, fitted carpet, coved ceiling, picture rail, radiator.

BEDROOM THREE 10'10 x 7'9 (3.30m x 2.36m)

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

BATHROOM

Suite comprising vanity wash hand basin, bath and enclosed shower cubicle. Double glazed window to rear, laminate flooring, part tiled walls, radiator.

CLOAKROOM

Double glazed window to rear, white low level WC, laminate flooring, part panelled walls, coved ceiling.

COMMUNAL GARDENS

The property is set in well maintained communal gardens.

GARAGE

Located to the rear of the property, up and over door.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Leasehold - Share of Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

LEASE & CHARGES INFORMATION

The property has the benefit of an approximate 138 year Lease.
Service Charges information: To follow.

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.

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.