

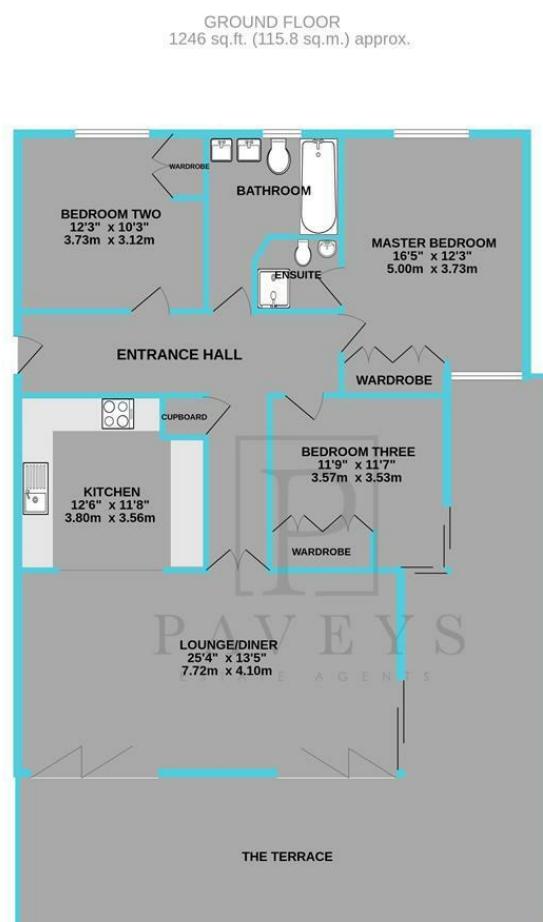
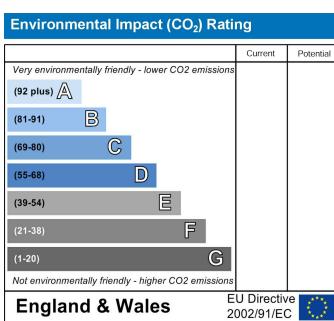
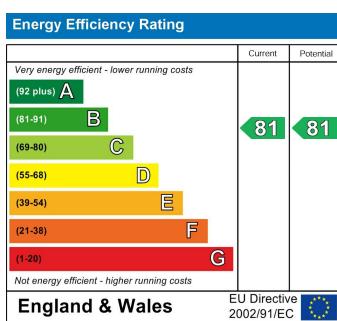


Apartment 2, Esplanade Court, 41, The Esplanade  
 Frinton-On-Sea, CO13 9JD

Price £900,000 Leasehold - Share of Freehold



\*\*NO ONWARD CHAIN\*\* Paveys have the pleasure in bringing to the market this GORGEOUS "ESPLANADE COURT" APARTMENT with SEA & GREENSWARD VIEWS FROM THE PRIVATE SEAFRONT TERRACE positioned on Frinton's desirable Esplanade. This beautiful architecturally designed ground floor property forms part of an exclusive development of luxury apartments constructed in 2008. It has a beautiful and stylish interior which is complimented by luxury fixtures and fittings including LVT flooring, under floor heating throughout, modern kitchen with Quartz work tops, internal oak doors and Villeroy & Boch bathroom suites. At the heart of the home is the lounge diner with bi fold doors that lead to the seafront terrace providing a charming entertaining space. The modern kitchen has Quartz work tops and high end appliances. There are three double bedrooms including the spacious master bedroom with attached en suite and the family bathroom. There is easy access from the apartment to Frinton's beautiful beach, greensward and rows of pretty beach huts. Shops, cafes and restaurants in Connaught Avenue are a short distance away. An internal viewing is highly recommended! Call Paveys to arrange your appointment.



TOTAL FLOOR AREA: 1246 sq ft. (115.8 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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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## Apartment 2, Esplanade Court, 41, The Esplanade

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### COMMUNAL ENTRANCE HALL

Glazed communal entrance doors to front aspect leading to a tiled entrance hall, security intercom system, wall lights, stairs and lift to all floors, electric wall heater.

### ENTRANCE HALL

Private entrance door, security intercom system, LVT flooring, under floor heating, smooth ceiling, spot lights, Oak double doors to Lounge Diner.

### LOUNGE DINER 25'4 x 13'5 (7.72m x 4.09m)

Two sets of double glazed full height window to the Terrace, double glazed sliding patio doors to the Terrace, LVT flooring, under floor heating, smooth ceiling, spot lights, TV point, open access to the Kitchen.

### KITCHEN 12'6 x 11'8 (3.81m x 3.56m)

Luxury high gloss under counter units, matching drawer units and full height cabinets. Quartz work tops and upstands, inset under counter sink with mixer tap. Range of integrated appliances including eye level AEG oven and combination microwave & grill, ceramic hob with extractor over, fridge freezer, washing machine and dishwasher. LVT flooring, under floor heating, smooth ceiling, spot lights.

### MASTER BEDROOM 16'5 x 12'3 (5.00m x 3.73m)

Double glazed window to rear, double glazed door to front, LVT flooring, under floor heating, range of built in wardrobes, smooth ceiling, spotlights, wall lights, door to En Suite Shower Room.

### EN SUITE SHOWER ROOM

White Villeroy & Boch suite comprising low level WC, vanity wash hand basin with hansgrohe tap and large walk in shower with glass screen and rainfall shower. Tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights, recessed mirror with spot lights, extractor fan, shaver point, chrome heated towel rail.

### BEDROOM TWO 12'3 x 10'3 (3.73m x 3.12m)

Double glazed window to rear, LVT flooring, under floor heating, smooth ceiling, spotlights, two fitted wardrobes.

### BEDROOM THREE 11'9 x 11'7 (3.58m x 3.53m)

Double glazed full height windows to front and bi fold door to side aspect, LVT flooring, under floor heating, smooth ceiling, spot lights, fitted wardrobe.

### BATHROOM

White Villeroy & Boch suite comprising low level WC, his & hers vanity wash hand basins with hansgrohe taps and bath with glass screen and rainfall shower. Double glazed window to rear, tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

### THE TERRACE

Beautiful Indian Slate paved private terrace which sits to the front of the lounge diner and has views over the communal gardens and greensward to the sea.

### GARAGE

Electric roller up and over door, power and light connected.

### OUTSIDE

### COMMUNAL GARDENS

The pretty communal gardens are laid to lawn with hedgerow borders.

### LEASE & SERVICE CHARGES INFORMATION

The Vendor has advised:

The property will be sold with a Share of the Freehold.

The property has a Lease Term of 107 years and 8 months (January 2026).

The Service Charges are approximately £4,000 per annum which includes Building Insurance.

There is no Ground Rent charge.

Pets are allowed with permission from the Freeholder.

### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Share of Freehold

Energy Performance Certificate (EPC) rating: B

The property is connected to electric, 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 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.