



Queens Road Frinton-On-Sea, CO13 9BH

*** IDEAL HOLIDAY HOME *** Situated inside the prestigious 'Gates' of Frinton-on-sea offering PARTIAL SEA VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this 2013 BUILD, ONE BEDROOM TOP FLOOR LUXURY APARTMENT. The property is conveniently located on the fringes of Frinton's town centre with shopping amenities in Connaught Avenue and is within two hundred metres of Frinton's seafront. Frinton's mainline railway station with links to London Liverpool Street is situated within one mile of the property and it is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- One Bedroom Luxury Apartment
- 15'7" x 15'5" Lounge/Diner
- Fully Fitted Kitchen
- Top Floor Apartment
- Balcony With Partial Sea Views
- Fully Double Glazed
- Underfloor Heating
- Off Road Parking
- Close to Seafront
- EPC Rating C / Council Tax Band B



Offers In Excess Of £250,000 Leasehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Communal Entrance

Video security entry system. Stair flight to all floors. Oak fronted door leading to:



Lounge/Diner

15'7" x 15'5"

Two built in storage cupboards. Loft access. Spotlights. Sealed unit double glazed Velux window to rear. Sealed unit double glazed 'French' style doors leading to:



Balcony

Laid to decking with partial sea views.



Kitchen

8'3" x 7'7"

Fitted with a range of matching wooden fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset 5-ring gas hob with electric oven under. Fitted extractor hood. Built in microwave. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Sealed unit double glazed Velux window to front.



Bathroom

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed P-shaped bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed Velux window to rear.



Master Bedroom

12'8" x 9'8"

Three built in wardrobes. Spotlights. Sealed unit double glazed Velux window to side.



Outside

Allocated parking to side of the block. Beds stocked with flowers and shrubs. Enclosed by picket fence.

Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 110

Annual ground rent amount (£): £100

Ground rent review period (year/month):

Annual service charge amount (£): £2000

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note

JD/12.23

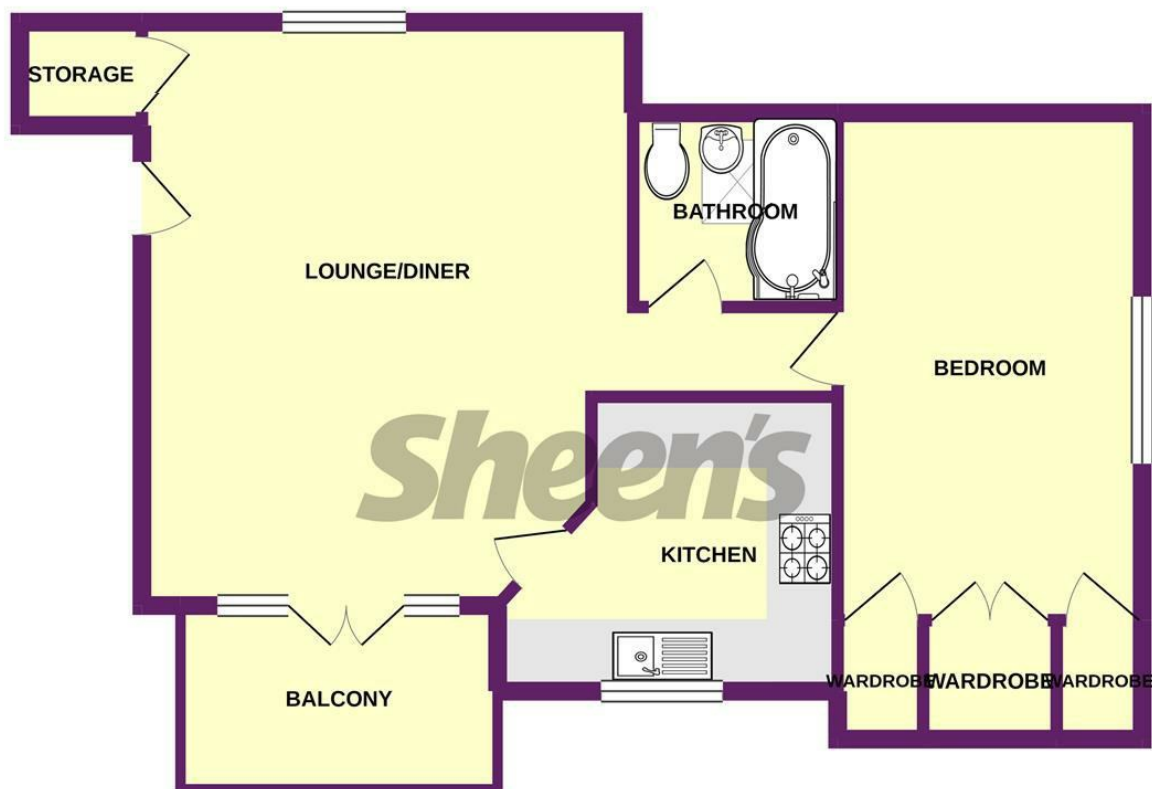
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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 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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Selling properties... not promises

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