



The Grand, 6 The Esplanade Frinton-On-Sea, CO13 9DS

Formerly known as the Grand Hotel is this landmark property on Frinton's famous 'Greensward'. Boasting panoramic sea views from every aspect, we have the pleasure in bringing to market this over 55's IMMACULATE, TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT. The Grand communal entrance area has access to a lift and the original staircase leading to all floors. This luxurious apartment boasts a bespoke newly fitted kitchen, shower room and separate cloakroom and fitted wardrobes to both double bedrooms. Being offered with NO ONWARD CHAIN an early viewing is strongly advised to appreciate the accommodation on offer.

- Two Double Bedrooms
- Luxurious Second Floor Apartment
- Sought After Over 55's Development
- Panoramic Sea Views
- Shower Room & Separate Cloakroom
- Iconic Landmark Historic Building
- Central Location Inside The 'Gates'
- No Onward Chain
- Communal Parking & Gardens
- EPC Rating D



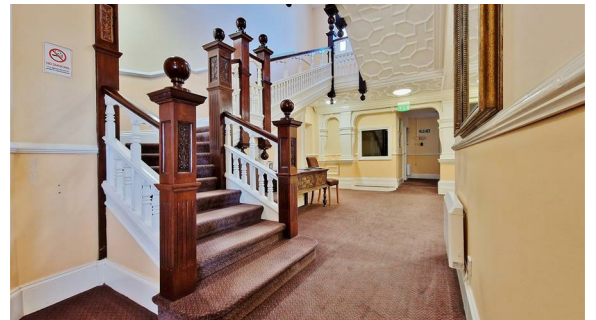
Price £318,500 Leasehold

The Grand, 6 The Esplanade, Frinton-On-Sea, CO13 9DS

Accommodation comprises with approximate room sizes:-

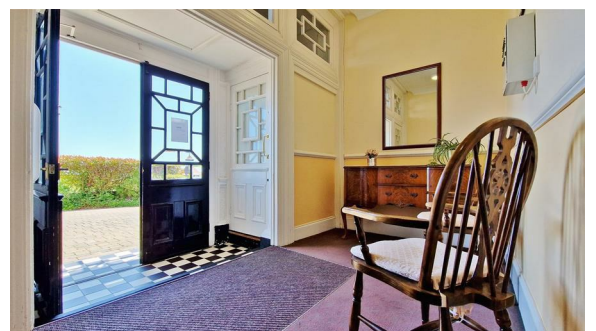
Communal Entrance Hall

Stair flight and lift to second floor.

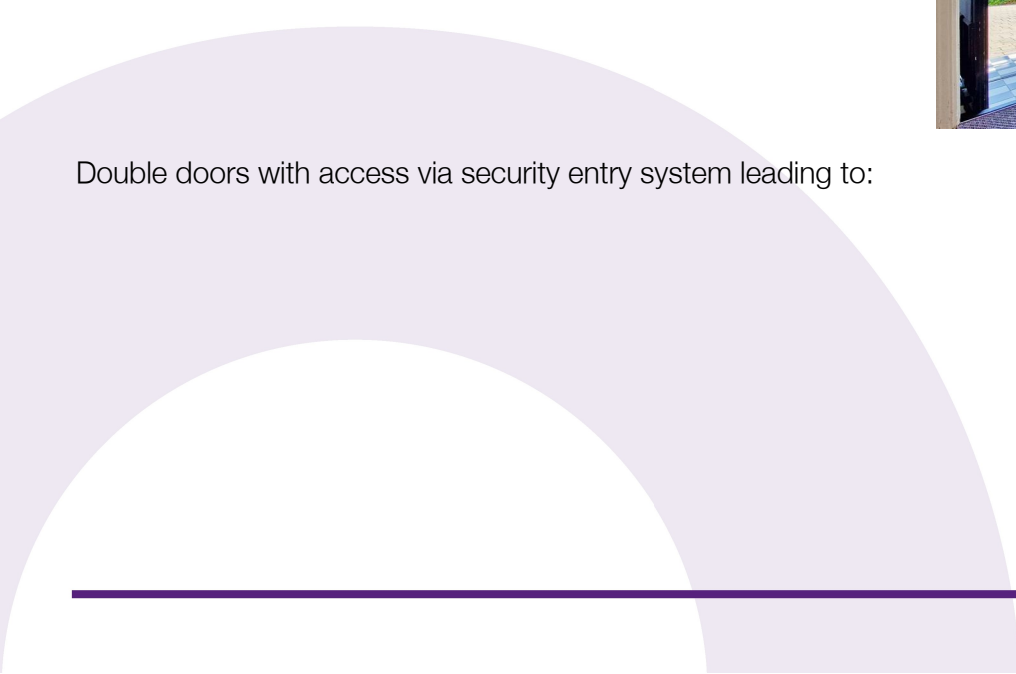


Entrance Lobby

Double doors giving access to:



Double doors with access via security entry system leading to:



Hallway

Security intercom system. Two built in storage cupboards. Built in airing cupboard. Wall mounted electric heater. Doors to all rooms. Double doors giving access to:



Second Floor

Hardwood entrance door giving access to:



Kitchen/Breakfast Room

19'9" max x 13'1"

Newly fitted, bespoke Laura Ashley kitchen with modern fronted units. Corian work surfaces with inset butler sink and inset drainer with mixer tap. Further selection of matching units at both eye and floor level. Inset four ring Siemens electric hob with fitted extractor fan above. Integrated Siemens washer/dryer. Integrated Siemens dishwasher. Part tiled walls. Tiled flooring. Wall mounted electric heater. Three sealed unit double glazed windows with sea and countryside views.



Lounge/Diner

21'5" x 17'2"

Ornamental feature fireplace with electric fire under. Wall mounted panel heater. Four sealed unit double glazed windows to front aspect with panoramic sea views.



Master Bedroom

14'3" x 12'7" to wardrobe

Built in wardrobes to one wall. Wall mounted electric heater. Four sealed unit double glazed windows to front with panoramic sea views.



Bedroom Two

14'4" to wardrobe x 11'2"

Built in wardrobes. Wall mounted electric heater. Four sealed unit double glazed windows to front aspect with panoramic sea views.



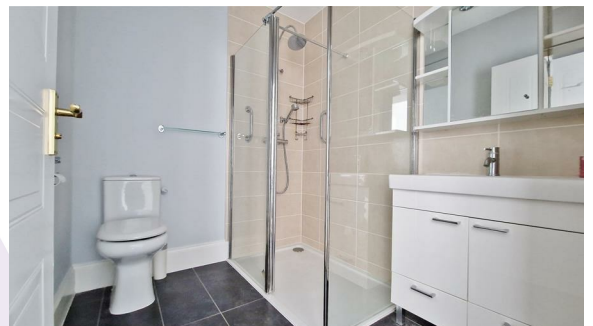
Separate W/C

White suite comprising of low level W/C. Pedestal wash hand basin. Heated towel rail. Part tiled walls. Tiled flooring. Fitted extractor fan.



Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Fitted double length shower cubicle with integrated shower controls and over head rainfall shower with separate attachment. Part tiled walls. Tiled flooring. Wall mounted mirrored cabinet. Heated towel rail. Fitted extractor fan.



Outside

Communal gardens and communal parking.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 168

Annual ground rent amount (£): 0.00

Ground rent review period (year/month):

Annual service charge amount (£): £3,500 including Building insurance

Service charge review period (year/month):

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): yes

(Water): yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note

JAF/06.23

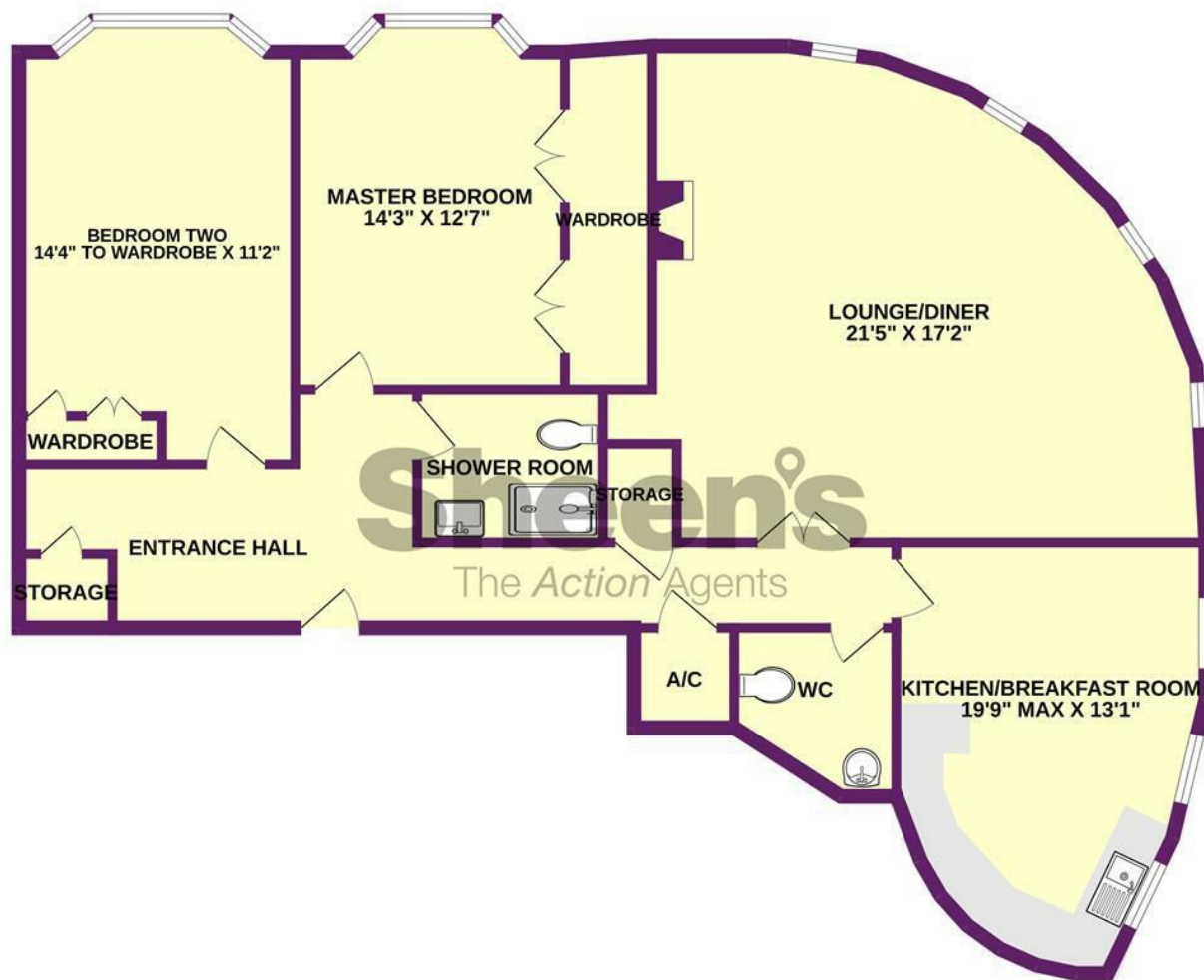
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.



SECOND FLOOR



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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