



Queens Road Frinton-on-sea, CO13 9BH

Being offered with NO ONWARD CHAIN and situated inside the prestigious 'Gates' of Frinton-on-sea offering a BALCONY with PARTIAL SEA VIEWS, Sheen's Estate Agents have the pleasure in offering for sale this 2013 BUILD, TWO BEDROOM FIRST 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.

- Two Double Bedrooms
- En-Suite To Master Bedroom
- Balcony With Partial Sea Views
- Close To Amenities
- Newly Built In 2013
- Inside The Gates
- No Onward Chain
- Must Be Viewed
- EPC Rating B
- Council Tax Band - C



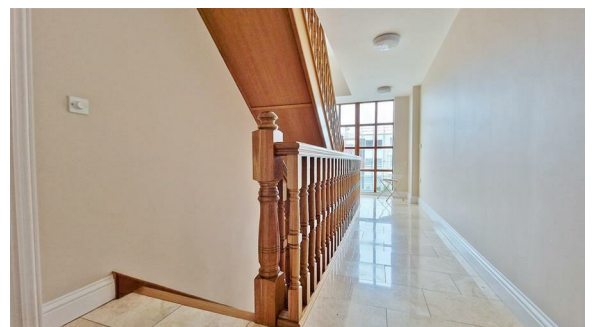
Price £330,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal entrance door with security intercom system leading to:-

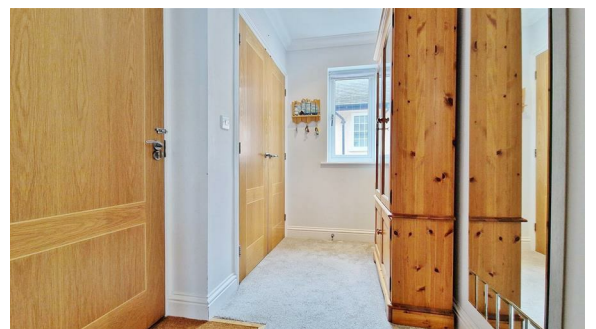
Entrance Hall

Stair flight and lift to first floor. Hardwood entrance door giving access to:-



Hallway

Built in double storage cupboard. Sealed unit double glazed window to rear. Door to:-



Lounge

18'8" x 16'

Open access to kitchen. Spotlights. Underfloor heating. Sealed unit double glazed French style doors with full length glazed panels giving access to balcony.



Balcony

Enclosed by glass and steel balustrade. Sea views.



Kitchen

9'2" x 8'9"

Fitted with a range of modern beech effect fronted units. Quartz bevelled edge worksurfaces. Inset one and a half bowl stainless steel bow sink and drainer unit with mixer tap. Inset five ring Neff gas hob with extractor hood above. Built in double eye level Neff oven. Integrated Neff microwave. Integrated fridge/freezer. Integrated dishwasher. Further selection of matching units at both eye and floor level. Spotlights. Part tiled walls. Tiled flooring underfloor heating. Sealed unit double glazed window to rear.



Inner Hall

Spotlights. Door to:-



Bedroom 1

15'8" max x 14'3"

Built in wardrobes. Fitted drawers. Inset feature shelving. Spotlights. Sealed unit double glazed bay window to front with partial sea views. Underfloor heating. Door to:-



En-Suite

White suite comprises low level w/c with concealed cistern. Wash hand basin. Fitted corner shower cubicle with wall mounted shower. Fully tiled walls. Fitted mirror. Heated towel rail. Extractor fan. Tiled flooring with underfloor heating. Obscured sealed unit double glazed window to side.



Bedroom 2

11'2" x 11'

Fitted wardrobes. Underfloor heating. Sealed unit double glazed window to side.



Bathroom

White suite comprises ow level w/c with concealed cistern. Wash hand basin. Panelled P shaped bath with wall mounted shower. Built in airing cupboard. Fully tiled walls. Extractor fan. Heated towel rail. Tiled flooring with underfloor heating. Obscured sealed unit double glazed window to side.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining):

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£):

Service charge review period (year/month):

Council Tax Band:

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note

JAF/04.24

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.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 110

Annual ground rent amount (£): TBC

Ground rent review period (year/month): TBC

Annual service charge amount (£): TBC

Service charge review period (year/month): TBC

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

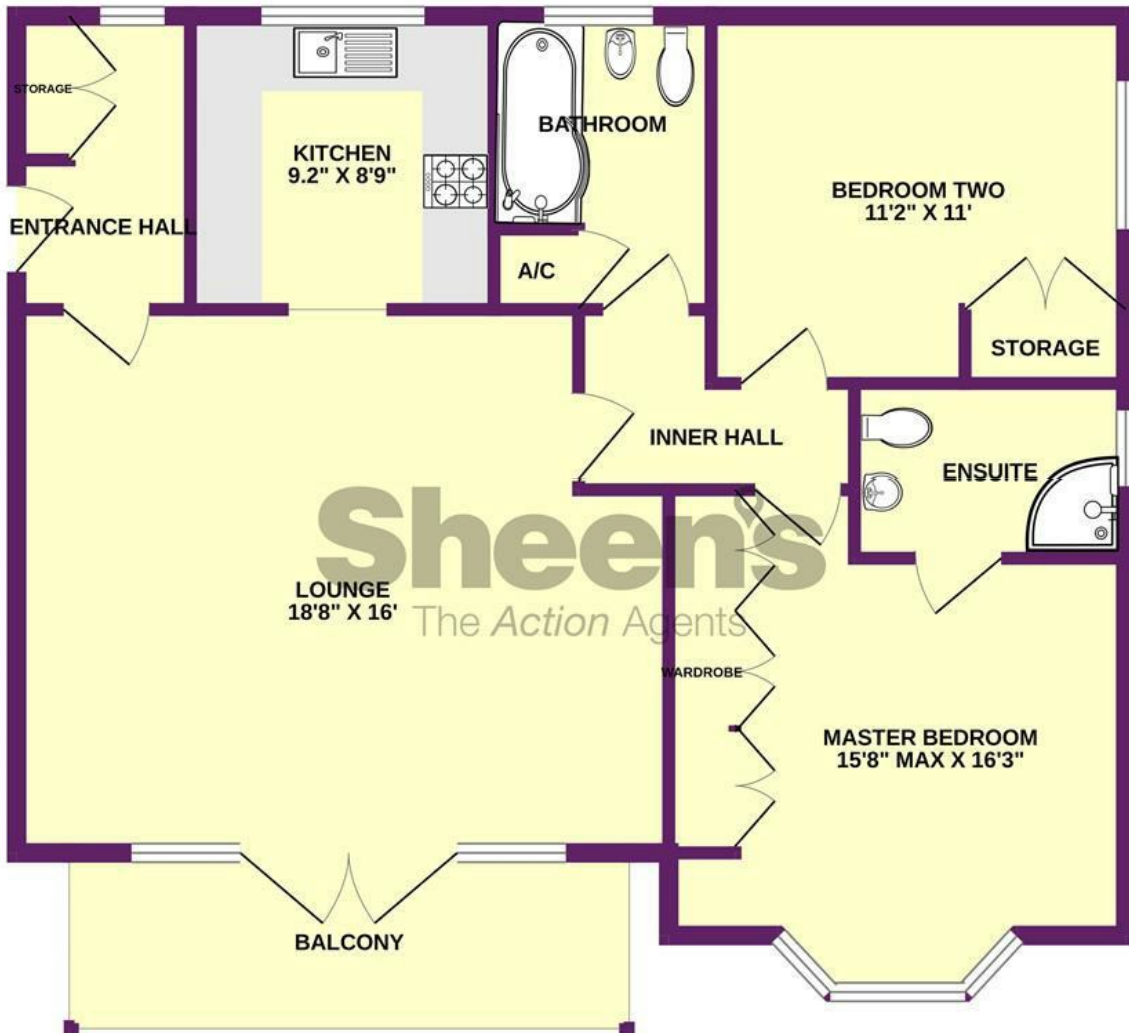
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note



GROUND 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents