



## The Esplanade Frinton-On-Sea, CO13 9DW

Situated inside the prestigious 'Gates' of Frinton-on-sea offering a BALCONY with phenomenal SEA VIEWS, Sheen's Estate Agents have the pleasure of offering for sale this TWO BEDROOM SEVENTH FLOOR LUXURY APARTMENT. The property is conveniently located at the end of the infamous Connaught Avenue - Frinton's town centre with shopping amenities and is on Frinton's Esplanade seafront. Frinton's mainline railway station with links to London Liverpool Street is situated within less than one mile of the property and it is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment. Overlooks Greensward and sea front.

- Presented to a high luxury standard, superb panoramic sea views
- Every window has a view from the 7th floor
- Two Double Bedrooms
- Balcony with sea views to Felixstowe, Harwich, Frinton beaches and Walton-on-the-Naze Pier
- Countryside Views to Holland-on-Sea and Clacton to the rear
- Larger than average Garage (fits a car being parked in it and storage)
- Next to Frinton shops
- Inside The Gates
- Council Tax Band - C
- EPC Rating - C



**Price £319,995 Leasehold**

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Accommodation comprises of Karndean and under floor heated tiling; and Sanderson blinds, with approximate room sizes:-

Communal entrance door with security intercom system leading to:-

## Entrance Hall

Stair flight and lift to seventh floor. New fire entrance door giving access to:-



## Hallway

Built in storage cupboards with mirror fronts. Karndean Herringbone style flooring throughout with doors to:-





## Lounge / Diner

23'4" x 12'1"

Balcony with double glazed bi folding doors opening one wall to sea views. Cupboard with mirror front, including fully serviced water softener inside. Dual aspect outlook, with back views over countryside and sea, to Holland on-Sea.



## Balcony

Enclosed by glass and steel balustrade. Sea views. Fully opening bi folding glass doors to open whole end wall.



## Kitchen

9'9" x 9'1"

Fitted with a range of modern Crown eye and floor level units, fitted by Ashley's of Frinton, with under unit lighting. Tiled walls and floor with under floor heating. Hot tap so no more waiting for the kettle! Rangemaster professional + one and half electric oven, 5 ring gas hob; Rangemaster extractor fan with light over; Rangemaster American style fridge freezer plumbed in for ice maker and filtered water. Fully serviced Vaillant combi boiler. Butler sink. Bosch integrated washing-machine and dishwasher. Views over countryside to Holland-on-Sea and Clacton.



## Bedroom 1

12'1" x 11"

Built in wardrobes with mirror fronts. Sealed unit double glazed window to front with Frinton, Walton, sea views.



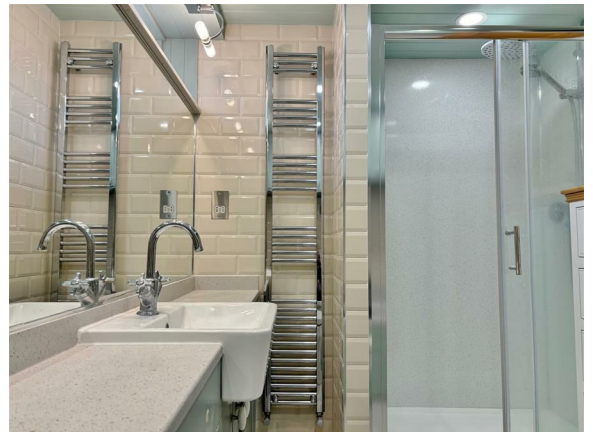
## Bedroom 2

11'1" x 10'6"

Fitted wardrobes with mirror fronts. Sealed unit double glazed window to Frinton and Walton sea / beaches and pier.

## Bathroom

Stained glass window over door. Ashley's of Frinton fitted Crown cupboards and White suite comprises w/c with concealed cistern. Wash hand basin Butler sink. Luxury Jacuzzi bath with wall mounted shower. Double shower walk in cubicle. Fully tiled walls. Heated electric towel rail and gas heated towel rail for all year-round warm towels. Tiled flooring with underfloor heating. Obscured sealed unit double glazed window to countryside.





## Outside

Garage with newly fitted electric door operated by key fob; electric and lighting. Garage seen from balcony.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 129

Annual ground rent amount (£): 0

Ground rent review period (year/month): N/A

Annual service charge amount (£): Approx 3100 p/a including all water charges and buildings insurance

Service charge review period (year/month): N/A

Council Tax Band: B

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: None

## JD/06.24

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.



## 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

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**Sheen's**  
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