



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

\*\*\* RARE OPPORTUNITY\*\*\* Located on Frinton's famous 'Greensward' and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this IMMACULATE, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. 'The Maplins' is a luxurious apartment boasting two bathrooms, private courtyard garden and a patio area to the front offering DISTANT SEA VIEWS. The property is within walking distance to Frinton Golf Club, seafront and shopping amenities in Connaught Avenue. An early viewing is strongly advised to avoid disappointment.

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Spacious Lounge/Diner
- Period Property Overlooking Frinton's Greensward
- Distant Sea Views
- Private Courtyard Garden
- Off Road Parking
- Share of Freehold
- No Onward Chain
- Council Tax Band - E / EPC Rating - D



**Price £525,000 Leasehold**



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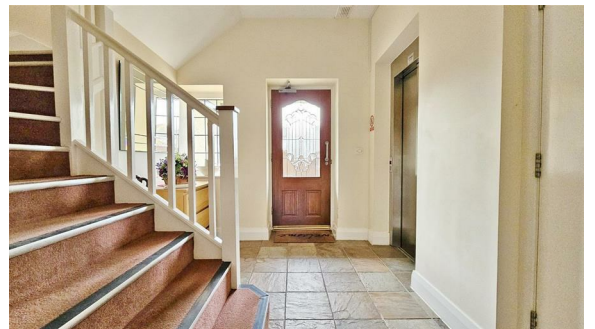
## The Esplanade, Frinton-On-Sea, CO13 9EL

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Accommodation comprises with approximate room sizes:-

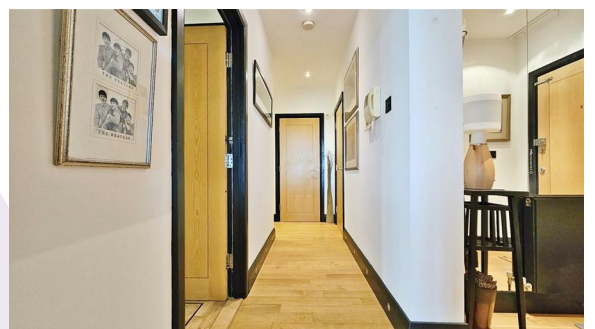
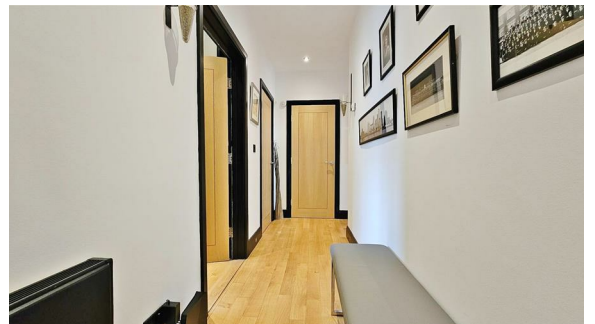
### Communal Hall

Stair flight to all floors. Telecom system. Hardwood door leading to:



### Entrance Hall

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Engineered wood flooring. Skirting lighting. Spotlights. Wall lights. Radiator. Doors to:



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.



### Master Bedroom

15'5" x 11'

Fitted wardrobes with sliding doors. Engineered wood flooring. Spotlights. Wall lights. Radiator. Sealed unit double glazed window to side. Door to:



### En-Suite

Modern suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Loft access. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to side and rear.



### Bedroom Two

15'5" max x 11'10" into dr

Engineered wooden flooring. Wall lights. Radiator. Window to rear. Windows to front overlooking private courtyard garden.





### Lounge/Diner

27'6" max x 17'4"

Log burner. Engineered wood flooring. Range of featured integral shelving units and drawers. Three radiators. Windows to side. Windows to front offering greensward and sea views. Door to front leading to:



Alternate Lounge/Diner View





## Patio/Veranda

Tiled flooring. Wall lights. Under cover seating areas and log store. Remainder private shingle area and wooden bench to remain.



## Kitchen

16'1" x 9'9"

Fitted with a range of matching fronted units. Granite effect hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Enclosed boiler providing heating and hot water throughout. Built in larder cupboard with integral shelving and drawers with power and light connected. Under cupboard lighting. Pull out corner units. Integrated fridge/freezer. Integrated washing machine and dishwasher. Engineered wood flooring. Double glazed doors leading to:



## Private Courtyard Garden

South West facing private courtyard garden laid to paving. Access to front via side gate. Outside tap. Outside light. Steps leading down to shed with a range of floor and eye level cupboards and storage space which has a light connected.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 990

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 2593.62

Service charge review period (year/month):

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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**JD/03.25**

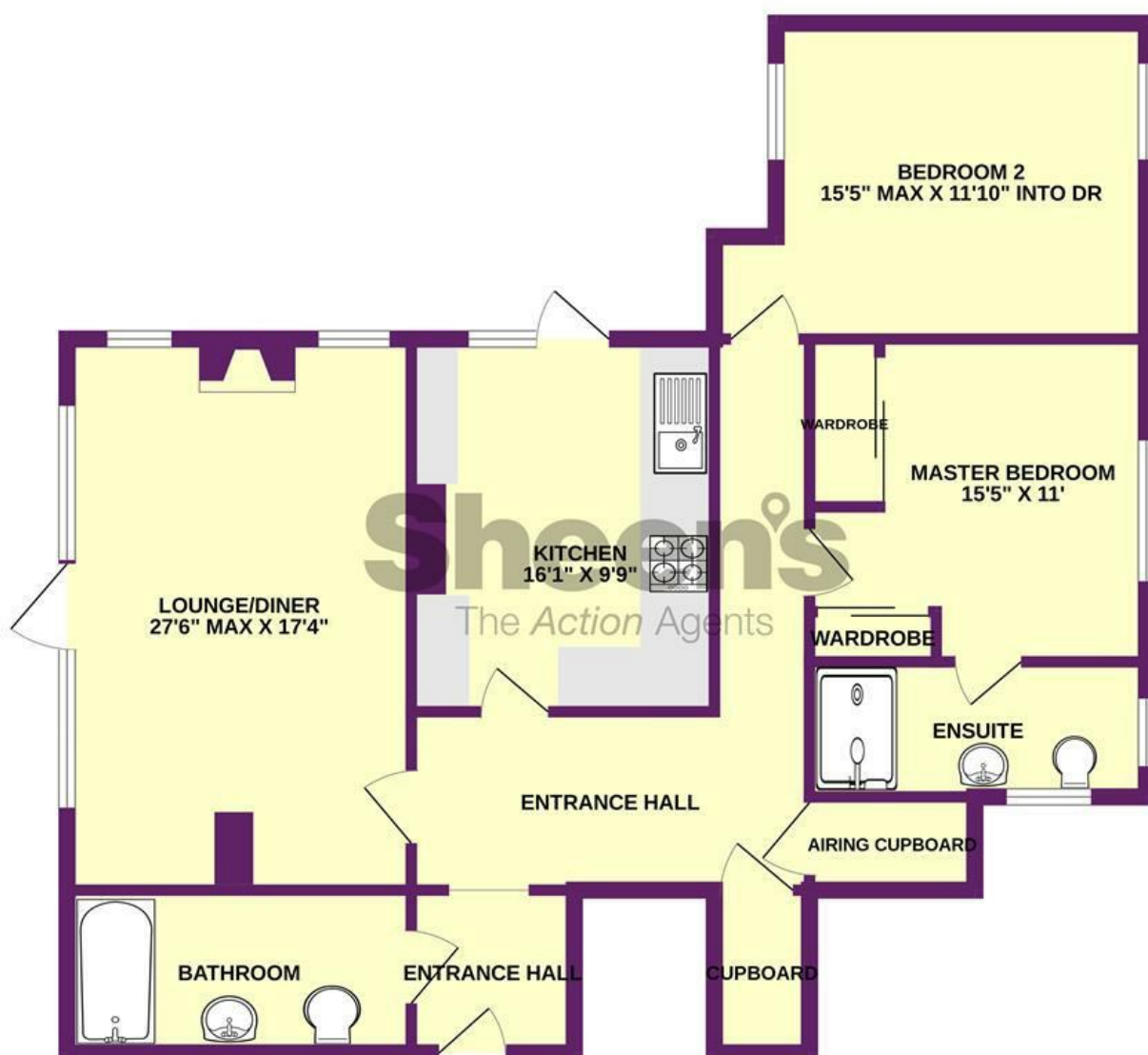
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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**  
The Action Agents