



The Esplanade Frinton-On-Sea, CO13 9HE

Situated inside Frinton's prestigious 'Gates' and benefitting from a PRIVATE patio area, Sheen's Estate Agents are delighted to offer for sale this well presented, over 55's ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT. This sought after block is located on the seafront and is conveniently within a third of a mile of the town centre with shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- One Double Bedroom
- Ground Floor
- Private Patio Area
- Communal Gardens
- Communal Parking
- Over 55's
- Inside Frinton Gates
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C



Price £120,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal Hall

Hardwood entrance door via security entry system. Lift to all floors. Communal lounge. Guest suite. Hardwood entrance door leading to:



Hallway

Built in airing cupboard housing hot water cylinder. Telecom system. Wall mounted electric heater. Door to:

Wet Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and a range of high gloss drawers and storage cupboards under. Wall mounted electric shower with fitted curtains rail. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted electric towel rail.



Bedroom

Built in wardrobe with sliding doors. Sealed unit double glazed window to rear.



Lounge/Diner

Featured surround with inset electric fire. Wall mounted electric heater. Sealed unit double glazed sliding patio door leading to patio. Open access to:



Kitchen

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Glass display cupboard. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring.



Patio

Paved patio area providing ideal seating area



Outside

Communal gardens. Communal parking.



Alternate Outside View



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 61

Annual ground rent amount (£): £275.74

Ground rent review period (year/month):

Annual service charge amount (£): £2837.64

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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.

Disclaimer - wide angle lens etc.

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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