

# ASTELL COURT, THE CRESCENT, FRINTON-ON-SEA, ESSEX, CO13 9BT

Price

**£360,000**

LEASEHOLD - SHARE OF FREEHOLD

- Top Floor Apartment Inside The 'Gates'
- Three Bedrooms, One With En-Suite Shower Room
  - Beautifully Presented Throughout
- 25' Lounge With Crescent Garden Views
  - Kitchen/Dining Room
- Share Of Freehold With Long Lease
  - 100 Meters To Seafront
- Garage In Block & Off Street Parking
  - No Onward Chain
- EPC Rating C/ Council Tax Band - D



**FENTONS**  
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and located in a quiet, sought after tree lined road inside the Frinton 'Gates, Fentons have the pleasure in bringing to market this immaculately presented THREE BEDROOM, TOP FLOOR APARTMENT. Spanning an impressive 1,140 square feet, the property boasts three generously sized bedrooms, including a main bedroom with en-suite shower room. In addition to the en-suite, there is a modern fitted bathroom servicing the two further bedrooms. The heart of the property is a beautifully presented 25' lounge, which features double doors that seamlessly connect to a spacious kitchen/dining area. Within 100 meters from the picturesque 'Greensward' and the seafront, residents can enjoy leisurely strolls along the coast. Furthermore, Frinton's Town Centre is conveniently located within quarter of a mile away, offering a variety of shops, cafes, and amenities. An early viewing is strongly recommended to full appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Hardwood communal entrance door with security intercom system leading to:

#### Communal Entrance Hall

Stair flight to all floors.

#### Top Floor Communal Landing

Sealed unit double glazed door leading to:

#### Entrance Hall

Built in double length storage cupboard. Tiled flooring. Radiator. Door leading to inner hall. Full length glazed 'French' style doors giving access to:

#### Lounge

25'7" x 15'1"

Ornamental stone feature fireplace with inset electric fire under. Radiator. Sealed unit double glazed bay window with distant 'Crescent Garden' views. Full length glazed 'French' style doors giving access to:

#### Kitchen/Dining Room

19'1" x 10'6"

#### Dining Room

Radiator. Sealed unit double glazed window to front. Open plan to:

#### Kitchen

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset ceramic bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor

level. Wall mounted enclosed boiler providing heating and hot water throughout. Space for fridge/freezer. Plumbing for automatic washing and dishwasher. Wine rack. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side.

#### Inner Hall

Built in airing cupboard. Built in storage cupboard. Radiator. Doors to:

#### Master Bedroom

15'3" x 10'10"

Built in wardrobes, drawers and over head storage to one wall. Radiator. Sealed unit double glazed window to rear. Door leading to:

#### En-Suite Shower Room

Modern fitted white suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle. Ornamental shelving. Fully tiled walls. Tiled flooring. Heated towel rail. Skylight.

#### Bedroom Two

12' x 11'

Built in double wardrobe. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Three

9'4" x 8'5"

Radiator. Sealed unit double glazed window to side.

#### Family Bathroom

Modern white suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath shower attachment. Fitted mirror with ornamental shelving. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.

### Outside - Communal Areas & Parking

Communal gardens laid to lawn with an array of flowers and shrubs to both front and back. Hard standing area providing ample communal off street parking for several vehicles.

### Garage

Garage in block with an electric roller door.

### Material Information - Leasehold Property -

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 950 approximately

Annual ground rent amount (£): 0

Ground rent review period (year/month): n/a

Annual service charge amount (£): 1900 including buildings insurance

Service charge review period (year/month):

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

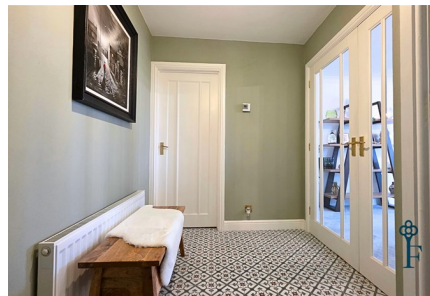
(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes



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#### AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

#### REFERRAL FEES -

You will find a list of any/all referral fees we may receive on our website.

#### Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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Council Tax Band

D



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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