

# THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DP

Price

**£285,000**

LEASEHOLD

- Two Double Bedrooms
- Stunning, Modernised Sea Front Apartment
  - Third Floor With Balcony
  - 26'9" x 12' Lounge/Diner
  - Modern Fully Fitted Kitchen
  - Modern Fitted Shower Room Suite
- Sea Views Front All Window Aspects
  - Allocated Off Street Parking
- Inside The 'Gates' Of Frinton-on-Sea
- EPC Rating TBC/ Council Tax Band- B



**FENTONS**  
ESTATE AGENTS



Located on the Frinton seafront with stunning views of both the Sea and 'Greensward', Fentons have the pleasure in bringing to market this modernised TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT. The apartment has been modernised throughout and offers sea views from multiple aspects. There is a spacious 26'9" lounge/diner opening onto a balcony via bi-folding doors, two well proportioned bedrooms, a modern fitted shower room and kitchen and an allocated off street parking space. Situated in a central location within easy reach of the shopping amenities in Frintons town centre an early viewing is highly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Security intercom system giving access into communal hall with stair flight and lift to all floors.

#### Third Floor

Sealed unit double glazed composite entrance door leading to:-

#### Hallway

Two built in storage cupboards. Radiator. Doors to all rooms. Door to:-

#### Bedroom One

11'8" x 10'7"

Built in double wardrobe. Feature wood panels to one wall. Radiator. Sealed unit double glazed tilt and turn window to side with stunning sea views.

#### Bedroom Two

11' x 8'8"

Built in double wardrobe. Fitted wardrobes with sliding doors to one wall. Radiator. Sealed unit double glazed tilt and turn window to side with stunning sea views.

#### Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with stone work surface with upstands. Fitted wall mounted storage cupboards. Floor level storage cupboard housing plumbing for washing machine and space for

tumble dryer. Fitted one and a half length shower cubicle with integrated shower and external stop and start shower control. LVT flooring. Heated towel rail. Fully tiled walls. Wall mounted electric Dimplex heater. Sealed unit double glazed windows to side.

#### Kitchen

10'9" x 8'6"

Fitted with a range of modern matching fronted units. Stone work surfaces with inset one and a half bowl butler style sink and inset drainer with mixer tap. Inset four ring induction hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double eye level oven and microwave. Integrated dishwasher. Space for fridge/freezer. Inset feature shelving. Part tiled walls. LVT flooring. Sealed unit double glazed tilt and turn window to field and sea views.

#### Lounge/Diner

26'9" x 12'

Three panel radiators. Inset electric fire. Media wall with fitted surround side and hideaway TV with sliding feature panel. Sealed unit double glazed window to rear with field and sea views. Sealed unit double glazed bi-folding doors leading to balcony with direct sea views over the greensward.

#### Outside

Communal gardens, library and bin storage. Allocated parking.

## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 71

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1400 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

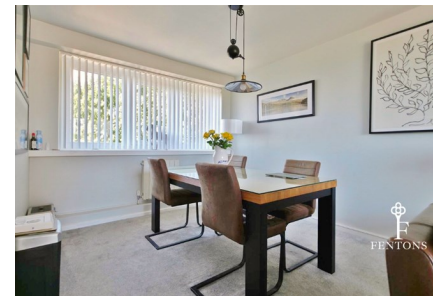
(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A



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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.

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.

#### REFERRAL FEES

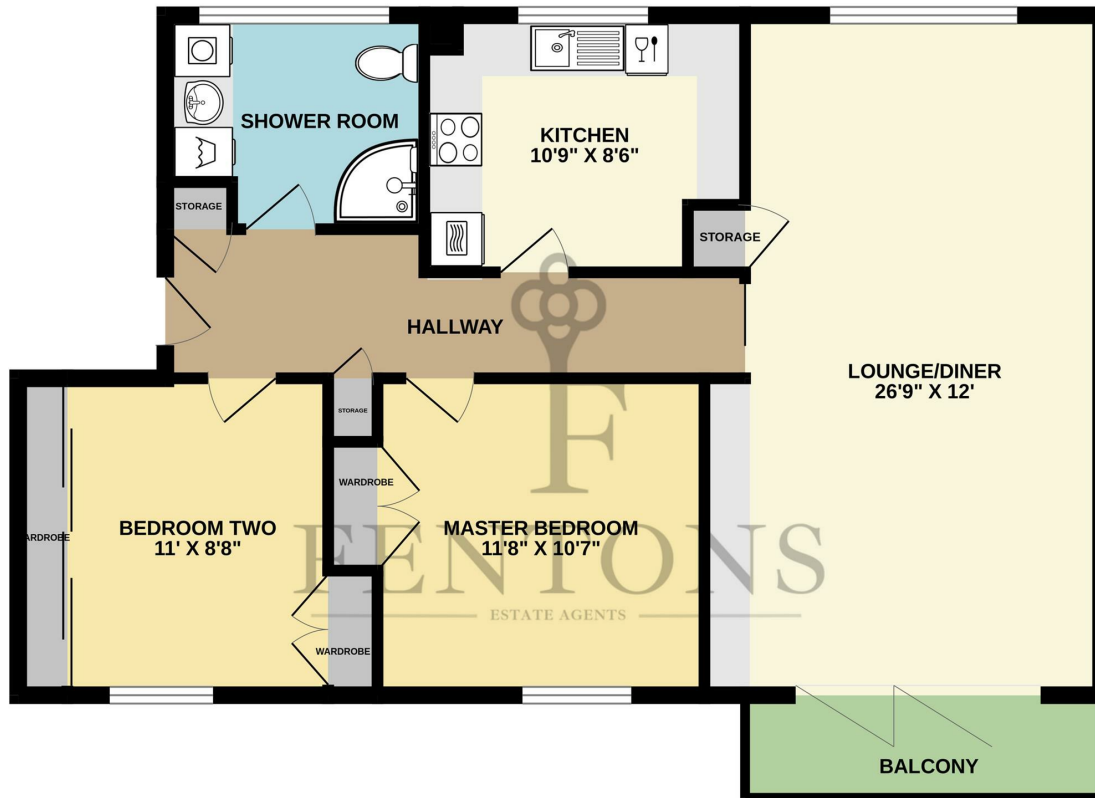
You will find a list of any/all referral fees we may receive on our website



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THIRD 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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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**B**



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

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