THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9AT

Price

£340,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Balcony with Stunning Sea Views
- Share of Freehold
- Garage & Off Road Parking
- Landscaped Communal Gardens
- Modernised Throughout
- Long Lease
- Inside 'Frinton' Gates
- Council Tax Band - D
- EPC Rating - E

2 1 1 E

FENTONS
ESTATE AGENTS

Situated inside 'The Gates' of the sought after Frinton-on-sea, Fentons have the pleasure in offering for sale this TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT. This property benefits from STUNNING DIRECT SEA VIEWS, SHARE OF FREEHOLD and is within easy reach of shopping amenities in Connaught Avenue and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal entrance door with security communal entry system leading to:

Communal Hall

Stair flight to all floors. Fire door to rear leading to communal gardens and garage. Sealed unit double glazed entrance door to:

Hallway

Built in large airing cupboard housing combination boiler providing heating and hot water throughout. Oak effect laminate flooring. Spotlights. Radiator. Doors to:

Bedroom One

16'4" x 10'9"

Fitted wardrobes. Oak effect laminate flooring. Spotlights. Sealed unit double glazed window to front with stunning elevated sea views.

Bedroom Two

10'9" x 8'9"

Fitted wardrobes. Oak effect laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to rear.

Kitchen

10'9" x 8'2"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine. Range of glass display cupboards. Part tiled walls. Tiled flooring. Cupboard lighting. Spotlights. Sealed unit double glazed window to rear.

Bathroom

White four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed tiled bath with separate shower attachment. Fitted shower cubicle with trifolding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Lounge/Diner

19'9" x 16'2"

Oak effect laminate flooring. Spotlights. Two radiators. Sealed unit double glazed window to front with stunning elevated sea views. Sealed unit double glazed sliding patio door leading to:

Balcony

Stunning sea views. Tiled flooring. Obscured balustrade.

Outside

Communal gardens. Off street parking. Garage in block.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 950 Approx
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 2100 including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 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

FLAT 6 MARINE COURT, THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9AT

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

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

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.

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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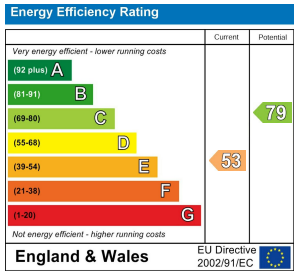
Call us on

01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

D



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