

LINKSIDE, FRINTON-ON-SEA, ESSEX, CO13 9EN

Price

£350,000

LEASEHOLD - SHARE OF FREEHOLD

- Two/Three Bedrooms
- Complete Refurbishment & Modernisation Throughout
 - Ground Floor Apartment With Sun Terrace
 - Modern Fully Integrated Kitchen
- 16'3" x 13'10" Lounge Overlooking Communal Gardens
 - Sought After Location Inside The 'Gates'
- Garage In Block With Electric Door & Off Street Parking
 - No Onward Chain
 - Long Lease with Share Of Freehold
 - EPC Rating C/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Located inside the 'Gates' of Frinton-on-Sea in tranquil sought position, Fentons Estate Agents have the pleasure in offering for sale this completely modernised TWO/THREE BEDROOM GROUND FLOOR APARTMENT with a SUN TERRACE. The apartment boasts a modern fully fitted kitchen, bathroom and separate W/C, spacious 16'3" lounge overlooking the communal gardens with distant farmland views. In addition there is communal off street parking and a garage in a block and being offered with NO ONWARD CHAIN an early viewing is strongly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed communal entrance door leading to:

Communal Hallway

Sealed unit double glazed composite entrance door leading to:

Entrance Hall

Built in double length storage cupboard with over head storage. Built in double length utility cupboard with space for tumble dryer, plumbing for automatic washing machine and wall mounted boiler providing heating and hot water throughout. Vertical feature panel radiator. Open archway to bedroom three/dining room. Open archway to kitchen. Doors to:

Kitchen

11'3" x 8'2"

Newly fitted modern matching fronted units. Square edge marble effect work surfaces. Inset one and half bowl sink drainer unit with waste disposal and mixer tap with instant hot water. Inset four ring electric hob with integrated extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level oven. Integrated fridge/freezer. Integrated dishwasher. Integrated wine cooler. Vinyl tiled flooring with underfloor heating with separate thermostatic control. Sealed unit double glazed window to side with fitted blinds.

Bedroom Three/Dining Room

8'7" x 7'5"

Vinyl tiled flooring with underfloor heating. Obscured glazed windows. Door leading to:

Bedroom Two

13'10" nar to 5' x 13'6" nar to 5'9"to

L' shaped. Radiator. Sealed unit double glazed window to rear with fitted blinds.

Bedroom One

14'9" x 8'8"

Built in double wardrobe with over head storage. Radiator. Sealed unit double glazed window to side with fitted blinds.

Bathroom

Modern white suite comprising of vanity wash hand basin with storage cupboards under. Panelled walk in bath with integrated wall mounted shower controls and shower attachment. Fitted glass shower screen. Tiled splash backs. PVC wall panelling. Vinyl tiled flooring with under floor heating. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.

Separate W/C

Modern suite comprising of low level W/C with concealed cistern. Bidet toilet spray. Vanity wash hand basin with storage cupboard under. Tiled splashbacks. Vinyl tiled flooring with underfloor heating. Obscured sealed unit double glazed window to side.

Lounge

16'3" x 13'10"

Two radiators. Sealed unit double glazed patio doors overlooking communal gardens leading to:

Sun Terrace Patio

Open access to communal gardens. Enclosed by open metal railings. Distant farmland views.

Outside Communal Areas

Beautifully maintained communal gardens mainly laid to lawn with array of beds stocking flowers, shrubs and trees. Hard standing area providing communal off street parking. Garage in block with an up and over electric door (power and lighting connected).

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.

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.

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.

REFERRAL FEES

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

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 999 Starting June 2026

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1700 including ground rent and buildings insurance

Service charge review period (year/month):



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Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £2059.18 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

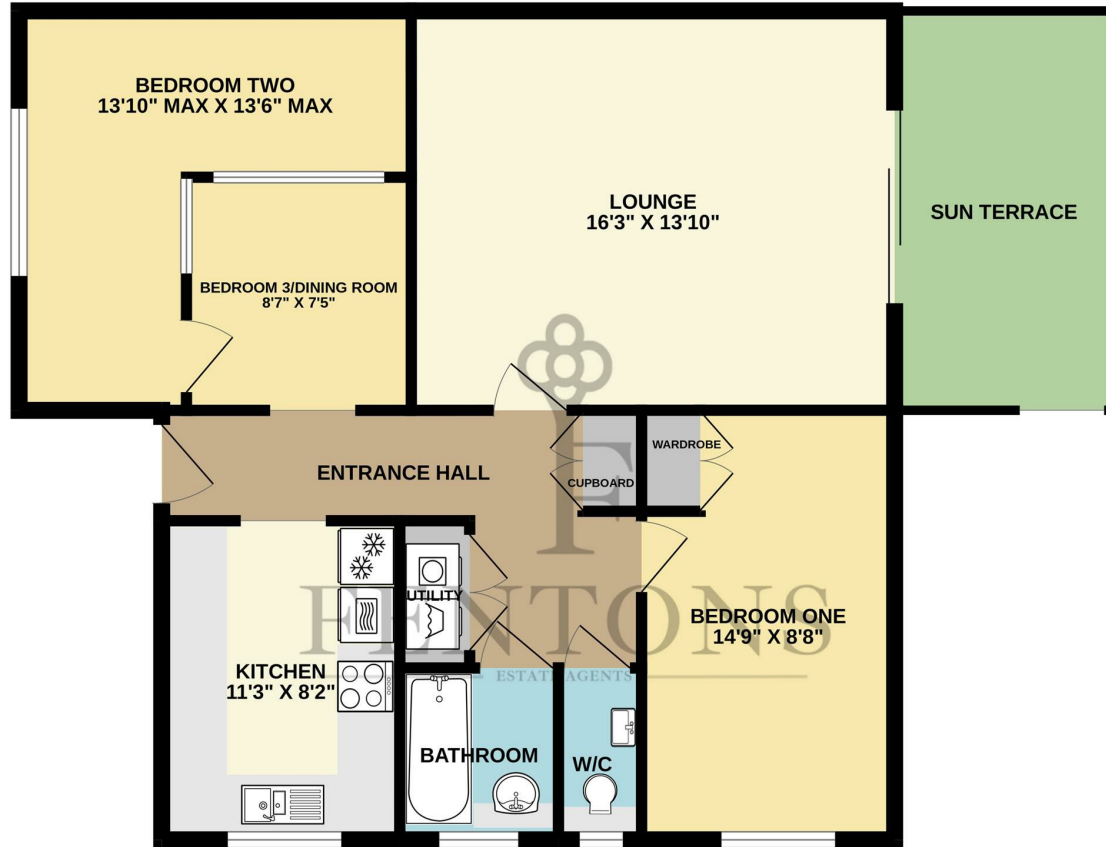

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GROUND FLOOR



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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

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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