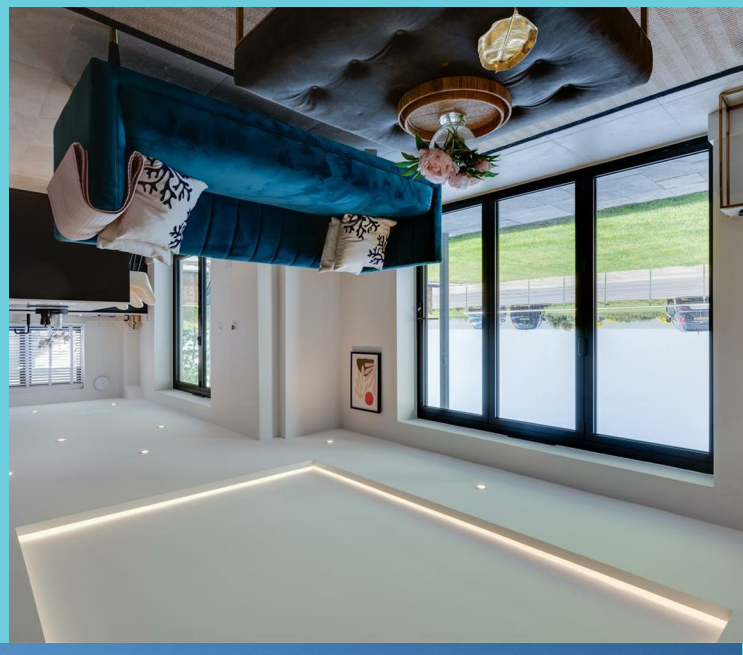
110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020
Email: sales@pavey s.co.uk
Web: www.pavey s.co.uk

PAVEYS
ESTATE AGENTS



Apartment 1 @ The Residences, The Esplanade

Frinton-On-Sea, CO13 9JD

Price £425,000 Leasehold

PAVEYS
ESTATE AGENTS

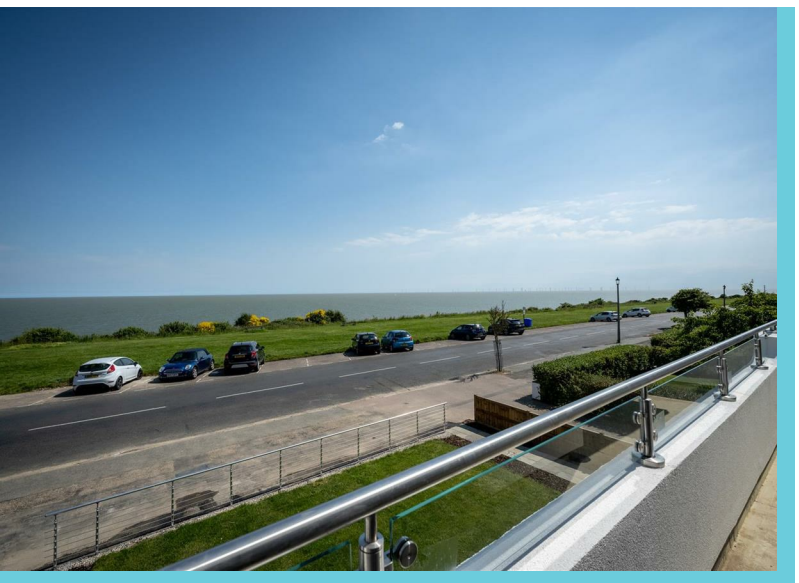
Apartment 1 @ The Residences, The Esplanade

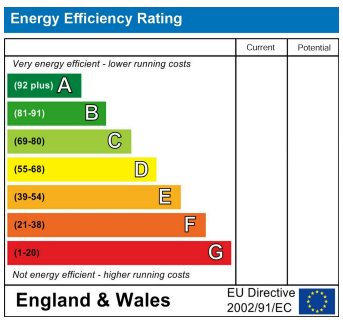
Frinton-On-Sea, CO13 9JD

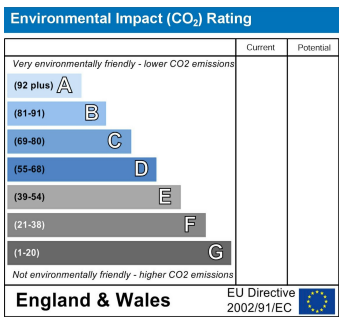
PAVEYS
ESTATE AGENTS

APARTMENT 1 - GROUND FLOOR + GARAGE

An opportunity to purchase a STUNNING SEAFRONT ART DECO inspired apartment situated on Frinton's Esplanade with beautiful views along Frinton's greensward to the sea. Each eco-friendly apartment is designed and finished to an exceptional high standard with bi fold doors leading to either a private terrace or private patio area. Offering stylish open plan living finished with neutral colour palettes, high specification kitchen, luxurious sanitaryware, smart controlled under floor heating and EV charger point. The Residences are an impressive and exclusive development constructed in 2023, set in landscaped gardens with a 999 year lease and 10 Year Build Guarantee. Frinton-on-Sea has a wonderful Blue Flag sandy beach lined by a promenade of beach huts along with a bustling high street with a range of independent shops, restaurants and bistros. Frinton also boasts many popular sporting facilities including the tennis club, cricket club, golf club and bowls club. Frinton is home to the Frinton Summer Theatre Season at the McGregor Hall which was started in 1937. Contact Paveys today to reserve your appointment to view.







Apartment 1 @ The Residences, The Esplanade

Frinton-On-Sea, CO13 9JD

PAVEYS
ESTATE AGENTS

AVAILABILITY

There are three apartments currently available.
Two ground floor apartments (one of which is the current show home).
One apartment has a garage to the rear and the other private off road parking.
Each apartment has its own private patio and lawn area which enjoy views along Frinton's greensward to the sea.
There is one first floor apartment available with a seafront terrace affording panoramic sea and greensward views and garage to the rear.

AGENTS NOTES

The property will be sold with a Share of the Freehold.
The property has a lease term of 999 years from 2023.
The property comes with the comfort of a ten year Advantage Structural Defect Guarantee.
Pets are permitted on an individual agreement through the Landlord.
Airbnb is Not Permitted.

DISCOVER FRINTON-ON-SEA

The residences are designed to maximise the building's outstanding seafront position and are within a short stroll of FRINTON'S BLUE FLAG BEACH, Connaught Avenue and Frinton Railway Station with services to Colchester, Chelmsford and Central London. Frinton also boasts many popular sporting facilities including the tennis club, cricket club, golf club and bowls club. Frinton is home to the Frinton Summer Theatre Season at the McGregor Hall which was started in 1937.

IMPORTANT INFORMATION

Council Tax Band:
Tenure:
Energy Performance Certificate (EPC) rating:
The property is connected to electric, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

NEW BUILD

The above specification may alter during construction.
The measurements have been provided to us by the developer.

LIVING AREA 14'2 x 12'5 (4.32m x 3.78m)

KITCHEN/DINING 14'3 x 11'10 (4.34m x 3.61m)

BEDROOM ONE 10'2 x 12' (3.10m x 3.66m)

DRESSING AREA 6'9 x 6' (2.06m x 1.83m)

ENSUITE 4'11 x 7'7 (1.50m x 2.31m)

BEDROOM TWO 9'11 x 9'10 (3.02m x 3.00m)

BATHROOM 8'3 x 7'7 (2.51m x 2.31m)