

GLENMORE, HAROLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BE

Price

£335,000

LEASEHOLD

- Two Double Bedrooms
- En-Suite To Master Bedroom
- Sought After Ground Floor Apartment
- Central Location Inside The Gates
- Modern Interior With Underfloor Heating
- Private Patio Seating Area Overlooking Communal Gardens
- 26'10" Lounge/Diner/Kitchen Area
- No Onward Chain
- Allocated Off Street Parking
- EPC Rating B/Council Tax Band - D



FENTONS
ESTATE AGENTS



This beautifully presented modern TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT offers stylish, low maintenance living in the heart of Frinton-on-Sea. Perfectly situated within a quarter of a mile of both the town centre and seafront, the property perfectly combines coastal charm with everyday convenience. The accommodation features a spacious open plan lounge/diner/kitchen area complete with elegant 'French' style doors opening onto a private patio seating area. There are two double bedrooms and the generous master bedroom enjoys the added luxury of a modern en-suite shower room, complemented with underfloor heating which is also found throughout the property. Being offered with NO ONWARD CHAIN is a sought after location an early viewing is highly recommended to avoid missing out.,

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight and lift to all floors. Hardwood entrance door leading to:

Hallway

Built in storage cupboard with plumbing for automatic washing machine. Laminate flooring with underfloor heating on separate thermostatic control. Spotlights. Doors to:-

Lounge/Kitchen/Diner

26'10" max x 19' max

Kitchen Area

Fitted with a range of matching fronted units. Bevelled edge work surfaces with upstands. Inset stainless bowl sink and drainer unit with waste disposal unit. Inset four-ring electric hob with fitted extractor hood above. Built in eye-level oven. Built in eye-level microwave. Further selection of matching units both at eye and floor level. Integrated fridge and freezer. Plumbing for automatic washing machine/dishwasher. Tile effect flooring with underfloor heating. Spotlights. Open aspect to:

Lounge/Diner

Underfloor heating on separate thermostatic control. Sealed unit double glazed sash window to rear. Sealed unit double glazed 'French' style doors with full length picture window leading to:

Private Patio

Paved seating area with steps leading to communal gardens.

Master Bedroom

12'10" x 11'4"

Built in double wardrobe. Underfloor heating with separate thermostatic control. Sealed unit double glazed sash window to front. Door leading to:

En-Suite

White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage drawer under. Walk-in-shower with fitted glass screen and shower attachment. Fully tiled walls. Tiled flooring with underfloor heating with sperate thermostatic control. Fitted extractor fan. Spotlights. Wall mounted towel rail.

Bedroom Two

10'10" x 10'3"

Built in airing cupboard housing wall mounted combination boiler. Underfloor heating on separate thermostatic control. Sealed unit double glazed sash window to front.

Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with mixer tap and shower attachment. Fully tiled walls. Tiled flooring with underfloor heating on separate thermostatic control. Fitted extractor fan. Spotlights. Wall mounted heated towel rail.

Communal Area

Communal garden to the rear with mature flowers and shrubs. Access to front via side gate. Enclosed by panelled fencing. Communal bin area. To the front is hard standing paved area providing one allocated off street parking space.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 119

Annual ground rent amount (£): 250

Ground rent review period (year/month):

Annual service charge amount (£): 1264.14 including buildings insurance

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

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

Non-Standard Property Features To Note: N/A



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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

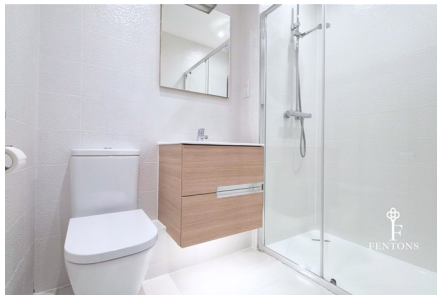
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



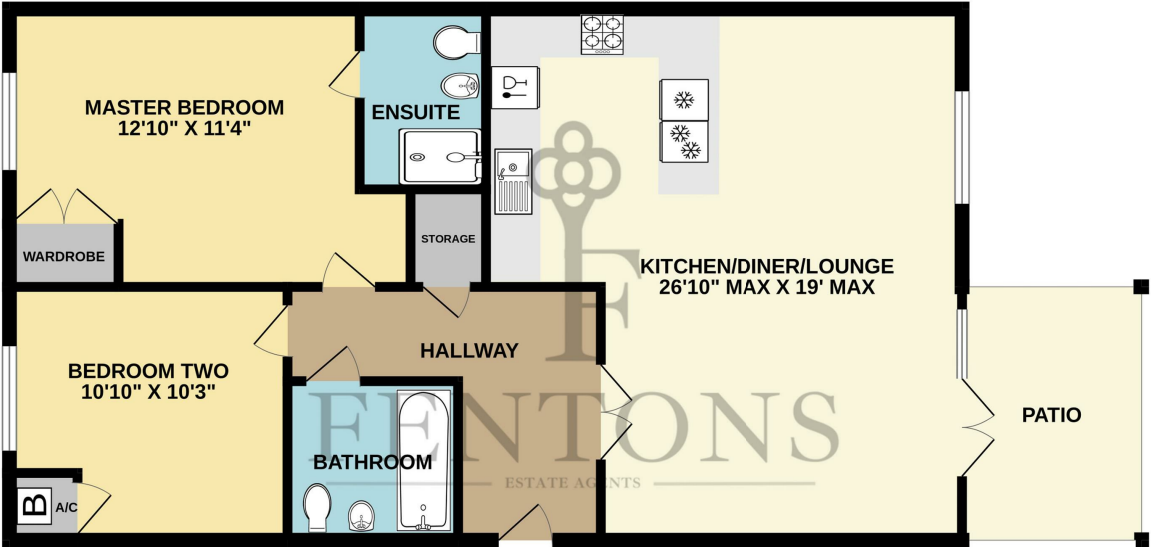
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Council Tax Band
D

GROUND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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	85	
(81-91) B		
(69-80) C		
(55-68) D		
(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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