





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

Price

£180,000

LEASEHOLD

- Two Double Bedrooms With Sea Views
- Modernised & Immaculately Presented Throughout
- Third Floor With Balcony
- Newly Fitted Shower Room
- Newly Fitted Kitchen
- 23'3" x 12'1" Lounge/Diner
- Sought After Seafront Apartment In Coastal Town
- Garage In Block
- No Onward Chain
- EPC Rating TBC/ Council Tax Band - C

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FENTONS
ESTATE AGENTS

** LEASE EXTENSION REQUIRED ** CASH BUYERS ONLY ** An exceptional opportunity to acquire this beautifully modernised and immaculately presented TWO DOUBLE BEDROOM THIRD FLOOR SEAFRONT APARTMENT, boasting stunning sea views and a private balcony. Situated in a highly sought after coastal location, this superb apartment offers spacious and stylish accommodation throughout, including an impressive 23'3" x 12'1" lounge/diner, a newly fitted contemporary kitchen, a newly fitted shower room and two generously sized double bedrooms, both enjoying delightful sea views. Additional benefits include a GARAGE in a block and the advantage of being offered to the market with NO ONWARD CHAIN, making this an ideal permanent residence, coastal retreat or investment opportunity.

Accommodation comprises of approximate room sizes

Communal entrance door with security entry system leading to communal hallway with stairs and lift to all floors.

Third Floor
Part obscured hardwood entrance door leading to:-

Hallway
Two built in storage cupboards. Further built in utility cupboard housing plumbing for washing machine and space for tumble dryer above. Radiator. Doors to all rooms. Door to:-

Bedroom One
12' x 11'
Built in double wardrobe. Radiator. Double glazed window to front with sea views.

Bedroom Two
11'1" x 8'9"
Built in double wardrobe. Radiator. Double glazed window to front with sea views.

Bathroom
White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard and drawers under. Fitted double length shower cubicle with wall mounted integrated controls and rainfall shower with separate attachment. Part tiled walls. Herringbone vinyl flooring. Heated towel rail. Obscured windows to side.

Kitchen
11'1" x 9'
Newly fitted with a range of modern matching fronted units. Marble effect square edge worksurfaces with upstands. Inset ceramic one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Integrated dishwasher. Built in storage cupboard housing combination boiler providing heat and hot water throughout. Herringbone wood effect flooring, Double glazed window to rear with fitted blind. Under unit lighting.

Lounge/Diner
23' x 12'1"
Two radiators. Double glazed windows to rear with fitted blinds. Double glazed tilt and turn patio doors giving access to balcony with panoramic sea views.

Outside
Communal library. Communal gardens. Garage in block.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 33
Annual ground rent amount (£):
Ground rent review period (year/month):

Annual service charge amount (£): 4000 approx. including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band:
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.

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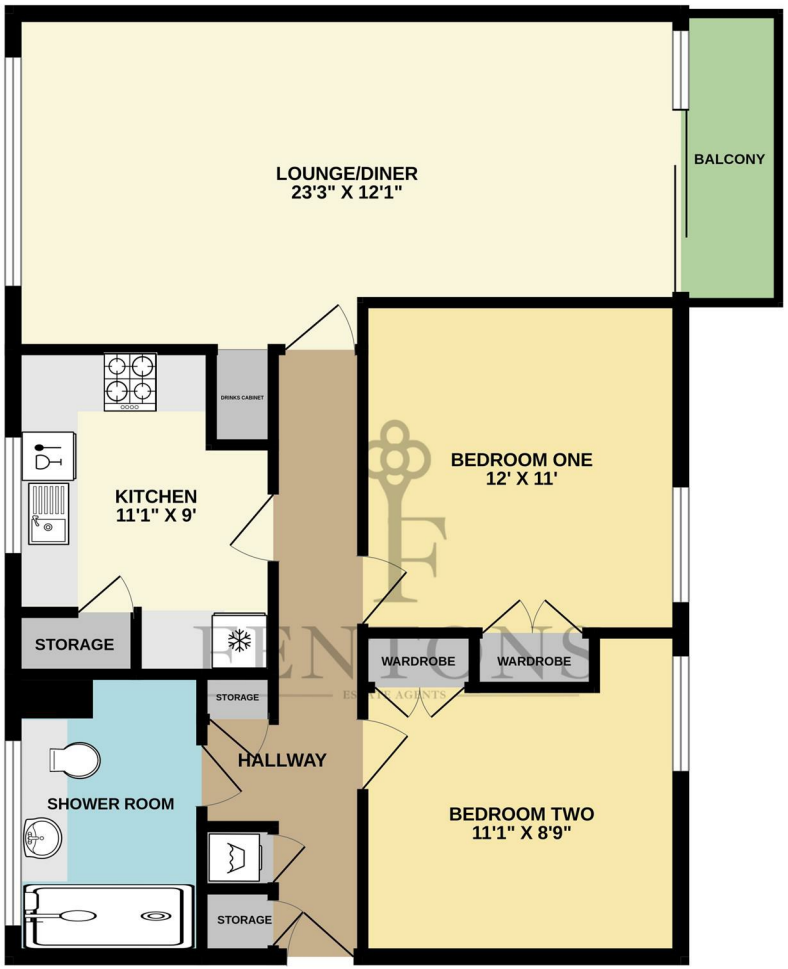
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THIRD FLOOR
797 sq.ft. (74.0 sq.m.) approx.



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TOTAL FLOOR AREA : 797sq.ft. (74.0 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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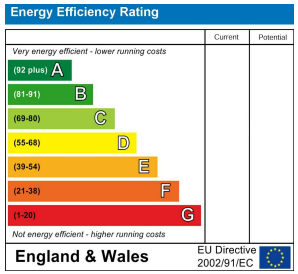
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Council Tax Band

C





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