# DOLPHIN COURT, FRINTON-ON-SEA, ESSEX, CO13 9PB

Offers in excess of

## £300,000

LEASEHOLD - SHARE OF FREEHOLD

- Three Double Bedrooms
- Secluded Penthouse Apartment
- Direct Uninterrupted Panoramic Sea Views
- 16'3" Dual Aspect Lounge
- 18'3" Sun Room
- Sought After Location Inside The 'Gates'
- No Onward Chain
- Communal Parking & Communal Gardens
- Garage In Block
- EPC Rating D/ Council Tax Band - C

3 1 1 D

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** PENTHOUSE APARTMENT ** Situated inside the Frinton 'Gates' directly on the Seafront with PANORAMIC SEA VIEWS is this spacious THREE DOUBLE BEDROOM TOP FLOOR APARTMENT. The property boasts sea views from every aspect and offers a 16'3" lounge, an enclosed balcony/sun room, modern fitted bathroom suite and communal parking and a garage. The unique position of the apartment is one of few with no road obscuring the sea views and is conveniently located within one mile of Frinton's town centre and mainline railway station. It is in the valuer's opinion than an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed communal entrance door with security entry system leading to communal hallway. Stair flights to second floor.

### Top Floor

Sealed unit entrance door leading to:-

### Hallway

Built in storage cupboard. Built in double length airing cupboard housing wall mounted combination boiler (2 years old.) Radiator. Door to:-

### Bedroom One

16'3" x 10'5"

Fitted wardrobes. Radiator. Sealed unit double glazed window to side with stunning sea views.

### Bedroom Two

14' x 9'10"

Built in double length wardrobe. Radiator. Sealed unit double glazed window to side with stunning sea views.

### Bedroom Three/Dining Room

13'9" x 9'3"

Tiled flooring. Radiator. Sealed unit double glazed door with full length double glazed window leading to sun room.

### Kitchen

10' x 8'1"

Fitted with a range of medium oak fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Glass display cupboards. Corner display shelving. Plumbing for washing machine. Integrated dishwasher. Space for fridge/freezer. Fitted breakfast bar. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side with sea views.

### Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled P shaped jacuzzi bath with central mixer tap and integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Two obscured sealed unit double glazed windows to side.

### Lounge

16'3" x 13'

Radiator. Sealed unit double glazed window to side with stunning sea views. Sealed unit double glazed French style doors with matching full length double glazed picture windows leading to:-

### Sun Room/Balcony

18'3" x 4'7"

Tiled flooring. Sealed unit double glazed large opening windows to front with panoramic sea views to front.

### Outside - Communal Areas

Large lawned communal gardens. Hardstanding communal parking. Garage in block.

### REFERRAL FEES

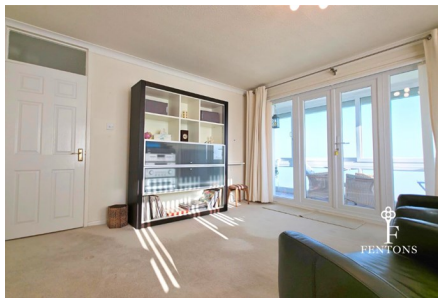
You will find a list of any/all referral fees we may receive on our website

## 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.

## 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.



24 DOLPHIN COURT, FRINTON-ON-SEA, ESSEX, CO13 9PB

## Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold
Length of lease (years remaining): 931
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 1200 including ground rent and buildings insurance.
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: N/A

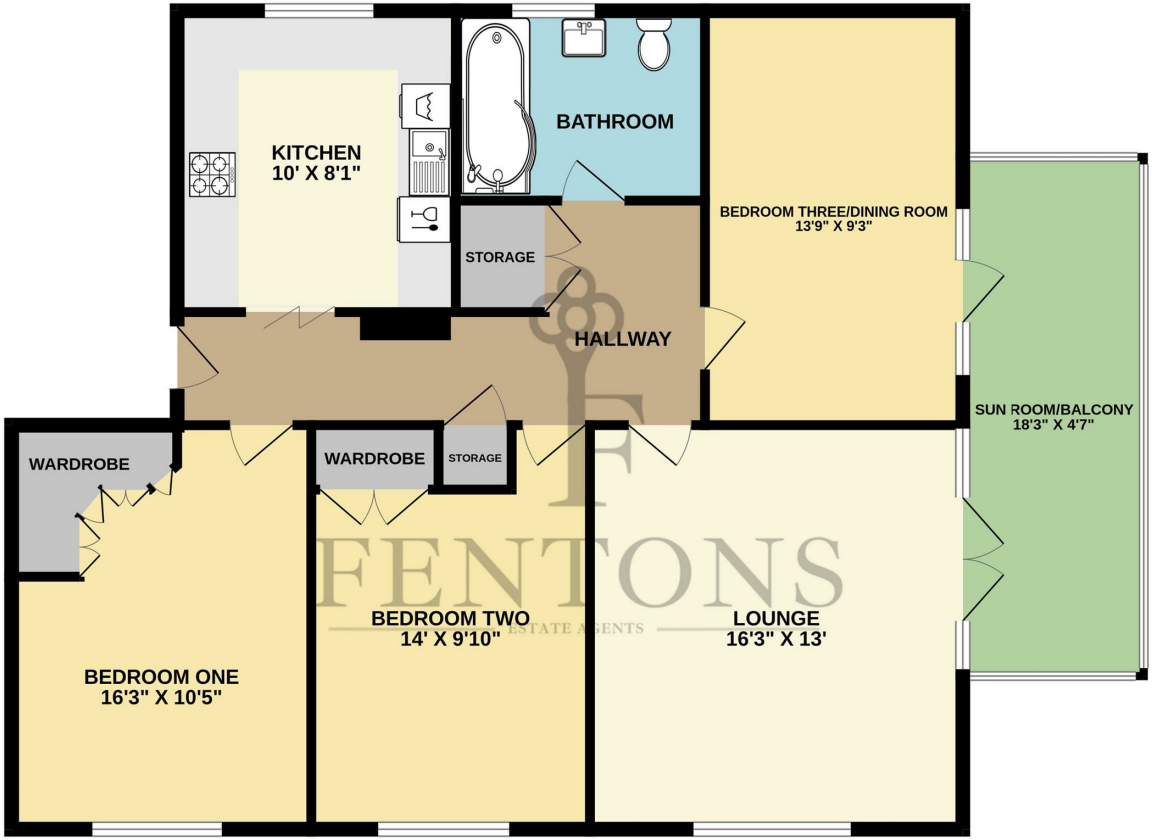
Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit: https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: N/A

## 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.

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

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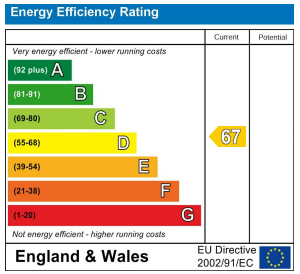
Council Tax Band

**C**

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