

# THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DS

Price

£150,000

LEASEHOLD

- Three Bedrooms
- Stunning Seafront Views
- Exclusive Over 55's Development
- En-Suite To Master Bedroom
- Three Juliet Balconies
- Character Building Inside Frinton Gates
- Communal Parking
- No Onward Chain
- Council Tax Band - D
- EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



Fentons are delighted to present to the market this well presented, THREE BEDROOM PENTHOUSE FLAT, exclusively for the over 55s and situated within the prestigious 'The Grand' on The Esplanade in Frinton-on-Sea. Occupying the third floor and accessible via a communal lift or stairs, the apartment offers spacious and well appointed accommodation throughout. The property comprises a fitted kitchen, separate dining room which can also be utilised as a third bedroom, generous living room, and two further double bedrooms. The principal bedroom benefits from a modern en-suite shower room. A particular feature of the apartment is the three Juliet balconies, offering DIRECT SEA VIEWS. Further benefits include double glazing, allocated parking and access to well maintained communal gardens. An excellent opportunity to acquire a spacious and desirable penthouse apartment in a prime seafront location.

Accommodation comprises of approximate room sizes

Security entrance with intercom system leading to:-

#### Communal Entrance Hall

Stair flight and lift to all floors.

#### Third Floor

Hardwood fire door leading to:-

#### Hallway

Electric storage heater. Built in storage cupboard. Doors to all rooms. Door to:-

#### Lounge

15' x 13'11"

Electric storage heater. Fireplace with inset electric fire. Sealed unit double glazed sliding door to balcony.

#### Kitchen

11'3" x 6'5"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring electric hob with electric oven under and extractor fan above. Further range of matching fronted units at both eye and floor level. Fridge/freezer to remain. Plumbing for washing machine. Tiled splash back. Stone effect vinyl flooring. Two sealed unit double glazed windows to rear offering distant open field views.

#### Dining Room/Bedroom Three

9'9" x 9'6"

Electric storage heater. Sealed unit double glazed sliding door to balcony.

#### Master Bedroom

14'6" x 10'4"

Electric storage heater. Built in wardrobe with mirrored sliding doors. Built in storage cupboard. Sealed unit double glazed window to rear offer distant open field views.

Door to:-

#### En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted shower attachment. Electric storage heater. Extractor fan. Part tiled walls. Vinyl flooring.

#### Bedroom Two

12'7" x 9'10"

Electric storage heater. Built in wardrobe. Sealed unit double glazed sliding door to balcony.

#### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Fitted panelled bath with shower attachment. Electric storage heater. Extractor fan. Part tiled walls. Wood effect vinyl flooring. Obscured sealed unit double glazed window to rear.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 75

Annual ground rent amount (£): 450

Ground rent review period (year/month):

Annual service charge amount (£): 6287.20

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2,316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No

(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.

## REFERRAL FEES

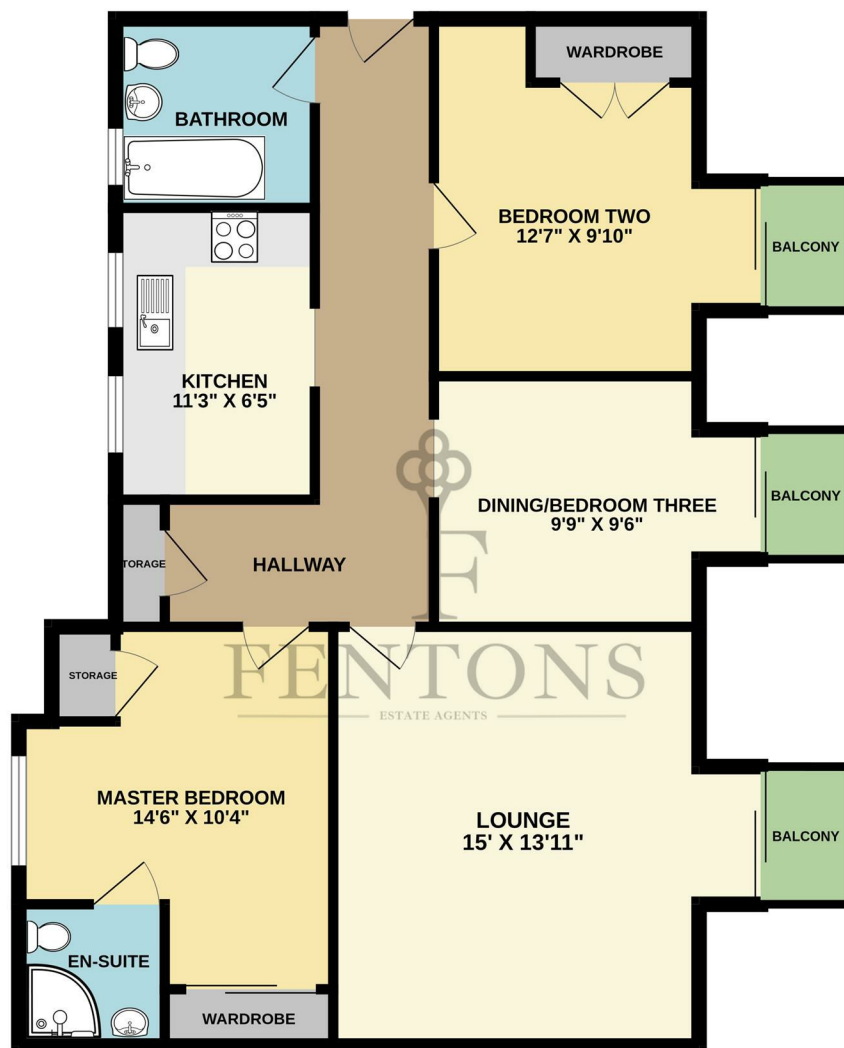
You will find a list of any/all referral fees we may receive on our website



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## TOP 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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**Council Tax Band**

**D**



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

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