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

Price

£265,000

LEASEHOLD

- Two Double Bedrooms
- En-Suite to Master Bedroom
- Two Balcony's
- Shower Room
- 26'2" Lounge/Diner
- Stunning Sea Views
- Sought After Over 55's Development
- Iconic Landmark Historic Building
- No Onward Chain
- EPC Rating - D / Council Tax Band - D

2 2 1 E

FENTONS
ESTATE AGENTS

Formerly known as the Grand Hotel a landmark property on Frinton's famous 'Greensward'. Boasting stunning sea views from every aspect, Fentons have the pleasure in bringing to market this over 55's TOP FLOOR, TWO DOUBLE BEDROOM APARTMENT. The Grand communal entrance area has access to a lift and the original staircase leading to all floors. This spacious apartment boasts from two balcony's, en-suite to master bedroom, views to the rear over Great Holland and a light and airy feel throughout. Being offered with NO ONWARD CHAIN an early viewing is strongly advised to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Communal entrance door leading to:

Communal Hall

Telecom entry system. Stair flight and lift to all floors. Hardwood door leading to:

Hallway

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Telecom entry system. Electric wall heater. Doors to:

Shower Room

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan.

Lounge/Diner

26'2" max x 15'

Two electric wall heaters. Two sets of sealed unit double glazed sliding patio doors leading onto balcony's with stunning elevated sea views. Open access to:

Kitchen

10'11" x 8'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Further selection of units both at eye and floor level. Built in electric oven. Large tall housing cupboard. Integrated washing machine and fridge/freezer. Part tiled walls. Vinyl flooring.

Master Bedroom

17'3" max x 11'11"

Range of built in wardrobes. Additional large walk in wardrobe. Electric wall heater. Sealed unit double glazed window to rear with field views. Door to:

En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with bath taps and shower hose attachment. Part tiled walls. Vinyl flooring. Extractor fan. Electric wall heater. Obscured sealed unit double glazed window to rear.

Bedroom Two

15'5" x 12'4" both max

Electric wall heater. Sealed unit double glazed window to rear with field views.

Outside

Communal gardens and communal parking.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 74

Annual ground rent amount (£): 395 every 6 months
Ground rent review period (year/month):
Annual service charge amount (£): 5200 Approx.
Service charge review period (year/month):

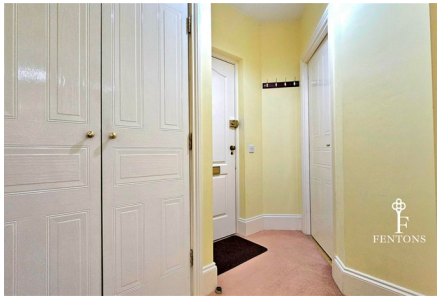
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2025/2026 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(Gas): No - Electric heating
(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

THE GRAND, 19 THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DS



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.

REFERRAL FEES

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

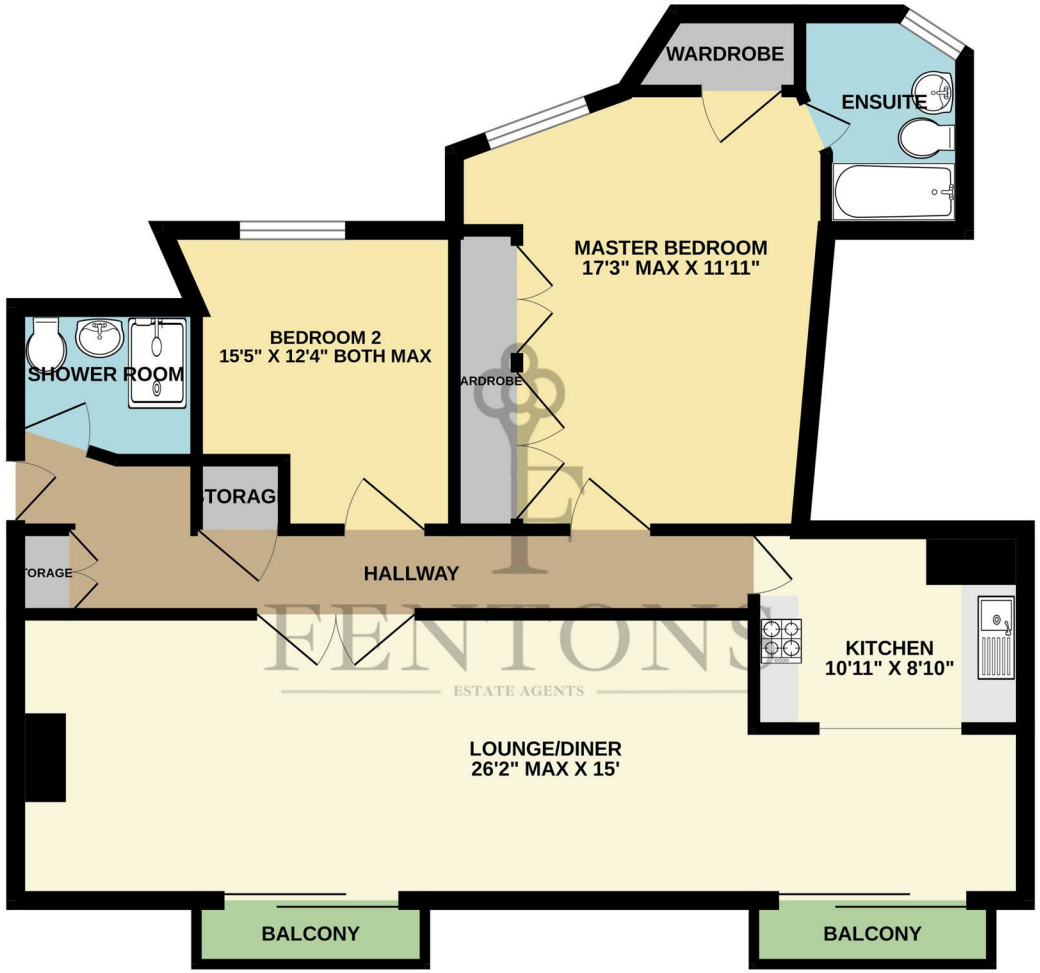
Lease Info

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.

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.

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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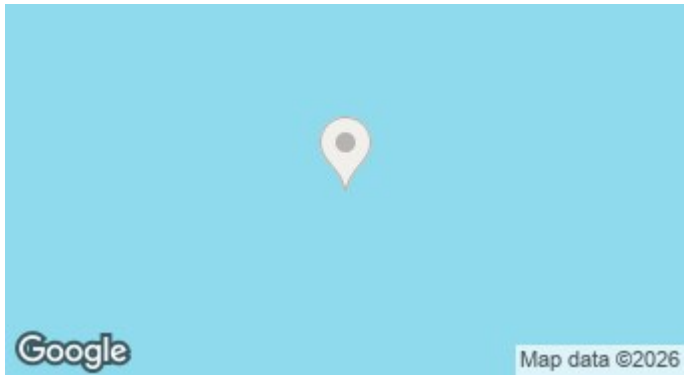
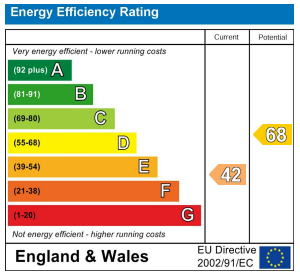
Council Tax Band

D





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