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

Price

£265,000

LEASEHOLD

- Two Double Bedrooms
- Modern Kitchen Overlooking Frinton's Greensward & Seafront
- Bathroom & Separate WC
- Stunning, Elevated Sea Views With Enclosed Balcony
- Garage In Block
- Share Of Freehold
- Potential No Onward Chain
- Lift In Block
- Council Tax Band - C
- EPC Rating - TBC

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Situated on the 7th floor of the highly sought after Kings House, Fentons are delighted to introduce this beautifully presented and spacious TWO DOUBLE BEDROOM SEAFRONT APARTMENT. Boasting STUNNING PANORAMIC SEA VIEWS, the property offers a fantastic combination of space, views and an enviable seafront location. The accommodation comprises a generous lounge/diner opening onto a spacious balcony, a well appointed kitchen/breakfast room overlooking the Greensward, two excellent sized double bedrooms, both enjoying panoramic sea views along with a shower room and separate WC. Further benefits include a GARAGE WITHIN THE BLOCK and SHARE OF FREEHOLD. Perfectly positioned along Frinton-on-Sea's prestigious Esplanade, the apartment is just moments from the beach and within easy reach of the popular Connaught Avenue, railway station and a selection of well-regarded sporting and recreational clubs. An early internal inspection is highly recommended to fully appreciate the exceptional position, impressive views and generous accommodation on offer.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:-

Communal Hall

Lift and stairs to all floors.

7th Floor

Hardwood door leading to:-

Hallway

Built in storage cupboards. Built in airing cupboard with plumbing for washing machine and housing hot water cylinder and electric wall mounted boiler providing heating and hot water throughout. Telecom system. Tiled flooring. Door to:-

Lounge/Diner

18'8" x 11'6"

Wall mounted tall standing radiator. Sealed unit double glazed sliding patio door leading to:-

Enclosed Balcony

Sealed unit double glazed windows to front offering stunning and elevated sea views.

Kitchen/Breakfast Room

14'3" x 7'

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset composite sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Wooden splashback. Tiled flooring. Plumbing for dishwasher. Integral wine shelving unit. Radiator. Sealed unit double glazed window to front with stunning and elevated sea views.

Cloakroom

Low level w/c. Tiled flooring.

Bathroom

Vanity wash hand basin with mixer tap and cupboard under. Enclosed tiled bath with fitted shower screen and rainfall shower head with wall mounted thermostatic controls. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted electric heated towel rail.

Bedroom One

13'8" x 10'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to front with stunning and elevated sea views.

Bedroom Two

15'7" x 7'

Built in wardrobe. Radiator. Sealed unit double glazed window to front with stunning and elevated sea views.

Outside

Garage in block which is located to the rear of Kings House. Communal gardens.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 90
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 2127.11 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

FLAT 28, KINGS HOUSE THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9AS

AML

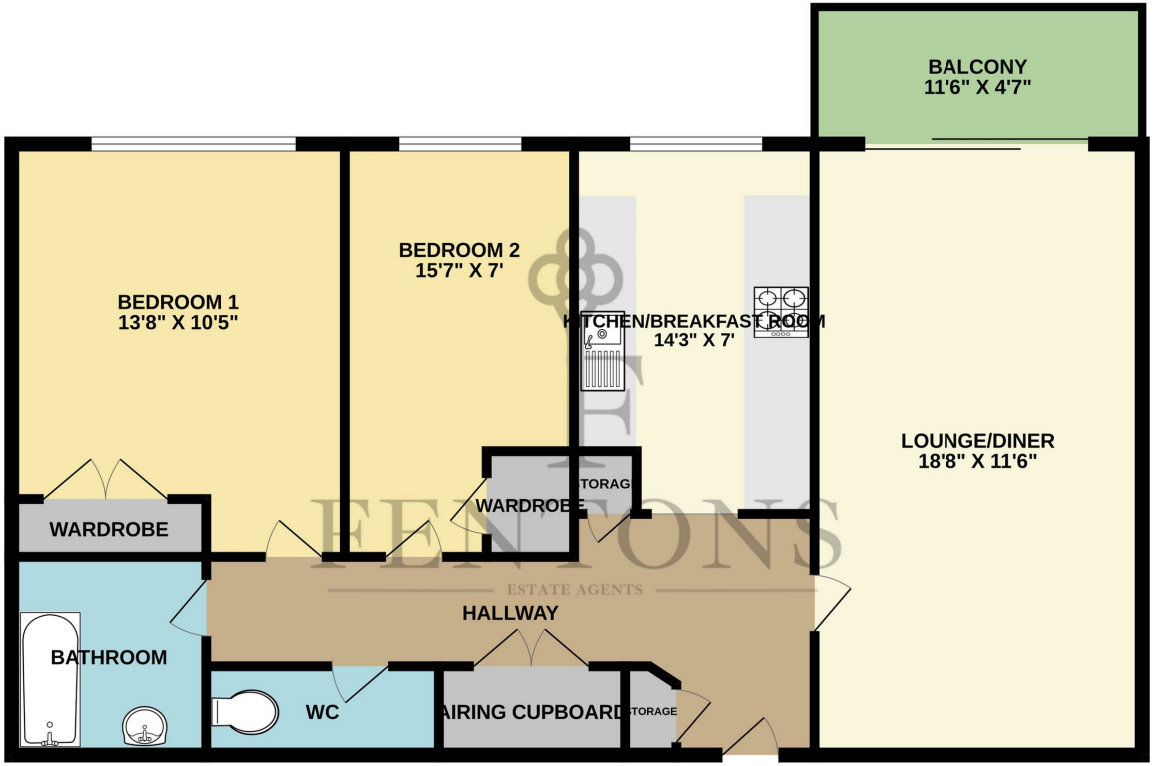
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

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

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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Council Tax Band

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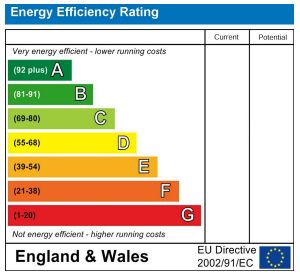

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