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

Guide price

£250,000

LEASEHOLD

- Three Bedrooms
- Stunning Sea Views
- Modern Condition Throughout
- 127 Year Lease
- Lovely Set Back Position On The 1st Floor
- Lift In Block
- Inside Frinton Gates
- No Onward Chain
- Garage in Block
- EPC Rating C/ Council Tax Band - D

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GUIDE PRICE £250,000 - £265,000 Located in the sought after location of Frinton-On-Sea and offering STUNNING SEA VIEWS and NO ONWARD CHAIN, Fentons are delighted to offer for sale this spacious, THREE BEDROOM FIRST FLOOR APARTMENT with a GARAGE. The property benefits from spacious bedrooms, beautifully presented lounge/diner, kitchen, balcony and a 127 year lease. The property has recently undergone a program of modernisation and is well presented throughout. It's in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Communal Entrance

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

Hallway

Range of built in storage cupboards. LVT flooring. Radiator. Doors to:

Bedroom Three

15'8" max x 8'9"

Fitted high gloss wardrobes with integrated desk space and pull down bed. Sealed unit double glazed window to side.

Bedroom Two

10'9" x 10'7"

Built in wardrobe with integral shelving. Wall lights. Radiator. Sealed unit double glazed window to front with stunning sea views.

Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom One

12'2" x 10'8"

Built in wardrobes with TV point. LVT flooring. Radiator. Sealed unit double glazed window to front with stunning sea views.

Kitchen

11'1" x 9'

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in microwave. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Under cupboard lighting. Spotlights. Wall mounted radiator. Sealed unit double glazed window to rear.

Lounge/Diner

23'3" x 11'11"

LVT flooring. Fitted storage cabinet with range of shelving, cupboards and drawers. Wall mounted radiator. Sealed unit double glazed window to side. Sealed unit double glazed bi folding doors with stunning sea views leading to balcony.

Communal Areas

Garage in block. Communal gardens. Communal library.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 127
Annual ground rent amount (£): 400
Ground rent review period (year/month):
Service charge amount (£): £931.39 per quarter - including Building Insurance
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): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(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

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

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

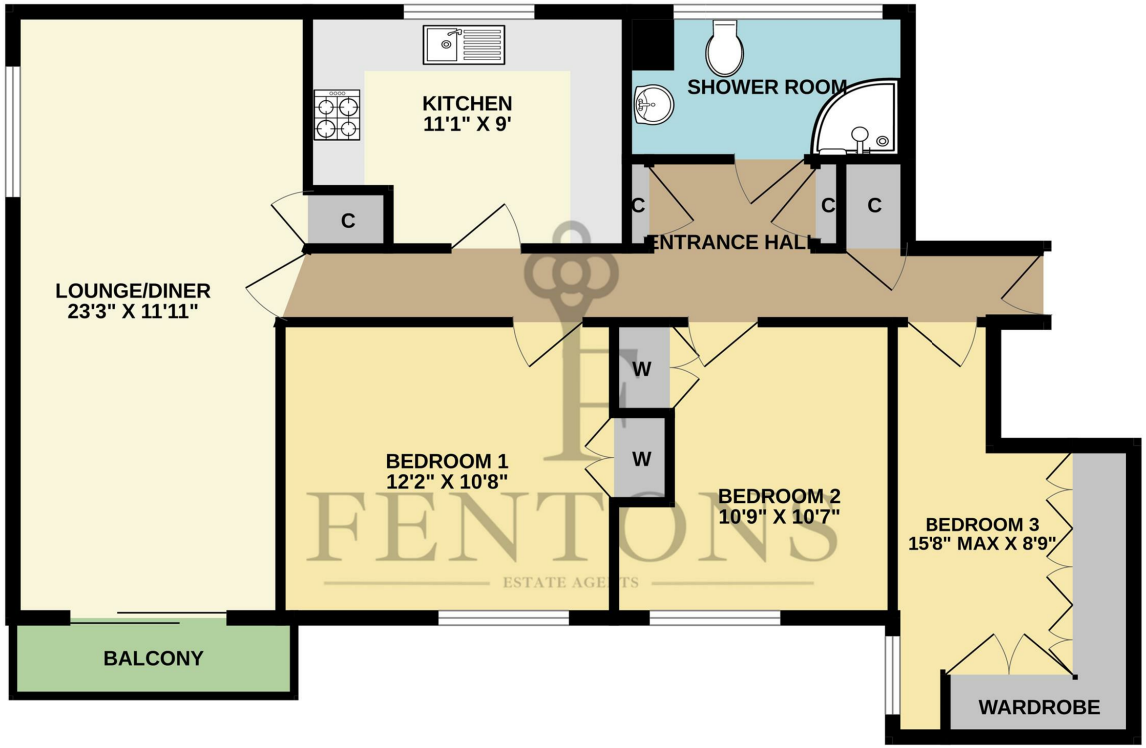
Disclaimer - Wide Angle Lens Etc

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.

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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Council Tax Band

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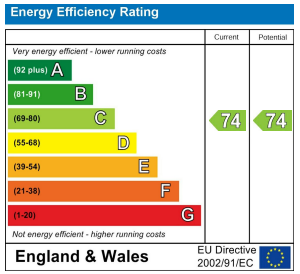

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