

QUEENS ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BJ

Price

£260,000

FREEHOLD

- Three Double Bedrooms
- Second Floor Spacious Apartment
 - Share of Freehold
- West Facing Enclosed Balcony With Sea Views
- Communal Gardens & Garage
- Walking Distance From Frinton's Seafront, Greensward, Town Centre & Railway
- Large Bathroom & Separate WC
 - Inside Frinton Gates
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Occupying a pleasant WEST FACING position, just a short stroll from Frintons beautiful beach and greensward, Fentons are delighted to bring to market this spacious, THREE DOUBLE BEDROOM SECOND FLOOR APARTMENT. The property is has an enclosed balcony enjoying SEA VIEWS and is ideally situated at the sought after 'sea end' of Queens Road. This fantastic property benefits from a Share of the Freehold and an impressive 965 year lease. The accommodation comprises a bright and sunny lounge with doors opening onto the enclosed balcony, a kitchen, three double bedrooms (one currently utilised as a dining room), a bathroom and a separate WC. Externally, the property also benefits from a garage located to the rear with well maintained communal gardens. Queens Road is conveniently positioned within easy walking distance of the beach, greensward and the popular shops, cafés and restaurants along Connaught Avenue, whilst Frinton railway station is approximately a ten-minute walk away. An early viewing is highly recommended to fully appreciate the accommodation, location and coastal lifestyle on offer.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

Communal Hall

Hardwood door leading to:

Hallway

Wooden flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Doors to:

Kitchen

10'6" x 7'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric ovens. Further selection of units both at eye and floor level. Under cupboard lighting. Part tiled walls. Tiled flooring. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Spotlights. Sealed unit double glazed window to rear.

Master Bedroom

16'1" x 10'3"

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

Bedroom Three/Dining Room

12'10" x 9'5"

Wooden flooring. Radiator. Sealed unit double glazed sliding patio door leading to:

Enclosed Balcony

Tiled flooring. Radiator. Sealed unit double glazed bay windows to front with sea views.

WC

Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Extractor fan.

Bathroom

Large four piece suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment and rainfall shower head. Sunken corner bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom Two

14'9" x 8'2"

Pedestal wash hand basin with tiled splashback. Radiator. Sealed unit double glazed window to rear.

Outside

Communal gardens.

Garage

Up and over door with power/light connected.

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 965

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1200

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



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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.

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.



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GROUND FLOOR



CO13 9BJ

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



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

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