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

Price

£89,995

LEASEHOLD

- One Bedroom First Floor Apartment
- Over 55's Retirement Seafront Complex
- 16'6"x 10'7" Lounge/Diner
- Bathroom With Walk-In Bath
- Quiet Location Apartment To Rear Of Complex
- Inside The 'Gates' Of Frinton-on-Sea
- No Onward Chain
- Communal Lounge & House Manager
- Close To Shopping Amenities In The Town Centre
- EPC Rating B/ Council Tax Band - B

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FENTONS
ESTATE AGENTS

Situated inside the 'Gates' of Frinton-on-Sea located in a SEAFRONT retirement complex, Fentons have the pleasure in offering for sale this over 55's ONE BEDROOM FIRST FLOOR APARTMENT. Located at the rear of the complex the apartment boasts a large 14'4" bedroom, a 16'6" lounge with open access into the kitchen area. Being offered with NO ONWARD CHAIN and perfectly located within quarter of a mile of the shopping amenities in the town centre, an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Communal entrance door leading to entrance lobby. Entrance door via security entry system to:

Communal Lobby

Residents lounge with sea views. Managers office. Stairs and lift to all floors.

First Floor

Hardwood entrance door leading to:-

Hallway

Built in storage cupboard housing hot water cylinder. Electric night storage heater. Door to:-

Lounge/Diner

16'6" x 10'7"

Feature fireplace with electric fire under. Electric night storage heater. Double glazed window to rear. Open access to:-

Kitchen

8'1" x 7'8"

Fitted with a range of medium oak fronted units. Rolled edge worksurfaces. Inset stainless stell bowl sink drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level oven. Further selection of matching units at both eye and floor level. Corner display shelving. Glass display cupboard. Part tiled walls.

Bedroom

14'4" x 9'4"

Built in wardrobe with mirrored sliding doors. Wall mounted electric panel heater. Double glazed window to rear.

Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Walk in bath with shower attachment. Extractor fan. Wall mounted Dimplex heater. Electric heated towel rail.

Communal Areas

Communal Lounge. Communal Laundry. Guest Suites. Managers Office. Communal Gardens. Communal Refuse Area.

Frinton Lodge Development

The Frinton Lodge Development - The development has the benefit of an in house Resident Manager.

There is a 24hr 'Appello' Alarm System throughout the development.

There are several Guest Suites (one on each floor) for visiting family and friends to stay in.

There is an on-site Launderette.

The Communal Residents Lounge area offers many weekly social events including card evenings afternoon tea, afternoon bingo, craft afternoon.

A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.

Allocated luggage area assigned for up to two suitcases.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 60
Annual ground rent amount (£): 275.74
Ground rent review period (year/month):
Annual service charge amount (£): 3264.12 including buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 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

FLAT 104, FRINTON LODGE THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9HE

AML

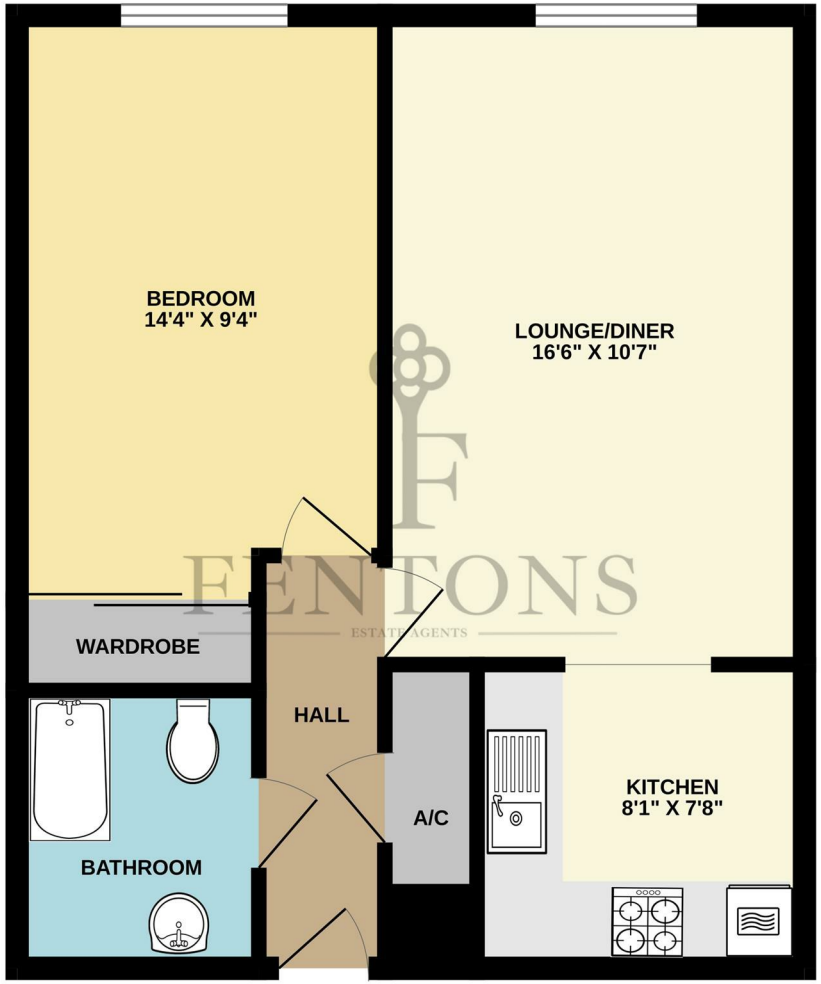
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

FIRST 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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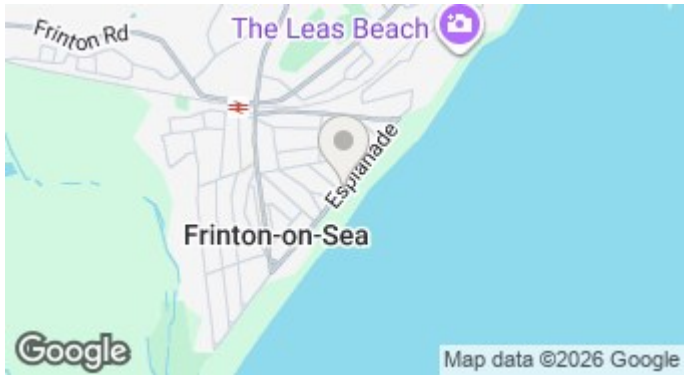
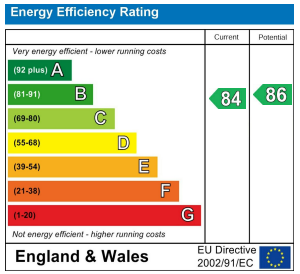
Council Tax Band





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