

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

Price

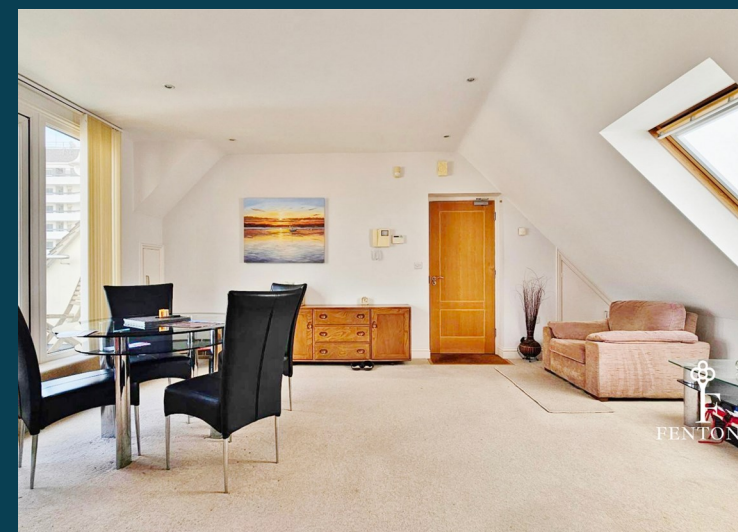
£220,000

LEASEHOLD

- One Double Bedroom Luxury Apartment
 - 15'7" x 15'5" Lounge/Diner
 - Desirable Top Floor Position
- Private Balcony With Partial Sea Views
 - Double Glazed Throughout
 - Underfloor Heating
 - Allocated Off Road Parking
- Ideally Located Within Walking Distance From Frinton Seafront, Railway & Town Centre
 - No Onward Chain
- Council Tax Band - B / EPC Rating - TBC



FENTONS
ESTATE AGENTS



*** NO ONWARD CHAIN *** Situated within the prestigious 'Gates' of Frinton-on-Sea and enjoying partial sea views, Fentons are pleased to bring to market this beautifully presented, ONE DOUBLE BEDROOM TOP FLOOR LUXURY APARTMENT. The property was constructed in 2013 benefitting from a private balcony, under floor heating, large lounge/diner and allocated off street parking. Queens Road is ideally positioned on the fringes of Frinton's town centre and within easy reach of the shopping amenities and restaurants of Connaught Avenue, while Frinton's picturesque seafront is a stones throw away. Frinton's mainline railway station, offering direct links to London Liverpool Street, is also within approximately one mile. Offering a fantastic opportunity to enjoy coastal living in one of Frinton's most sought after locations, an early internal inspection is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation comprises of approximate room sizes

Communal Entrance

Video security entry system. Stair flight to all floors. Oak fronted door leading to:

Lounge/Diner

15'7" x 15'5"

Two built in storage cupboards. Loft access. Spotlights. Sealed unit double glazed Velux window to rear. Sealed unit double glazed 'French' style doors leading to:

Balcony

Laid to decking with partial sea views.

Kitchen

8'3" x 7'7"

Fitted with a range of matching wooden fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset 5-ring gas hob with electric oven under. Fitted extractor hood. Built in microwave. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Sealed unit double glazed Velux window to front.

Bathroom

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed P-shaped bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed Velux window to rear.

Master Bedroom

12'8" x 9'8"

Three built in wardrobes. Spotlights. Sealed unit double glazed Velux window to side.

Outside

Allocated parking to side of the block. Beds stocked with flowers and shrubs. Enclosed by picket fence.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 109

Annual ground rent amount (£): 100

Ground rent review period (year/month):

Annual service charge amount (£): 2200

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: B



Payable 2025/2026 £1801.78 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>

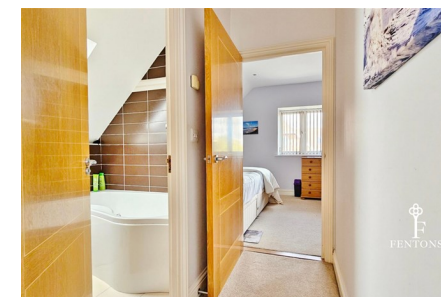
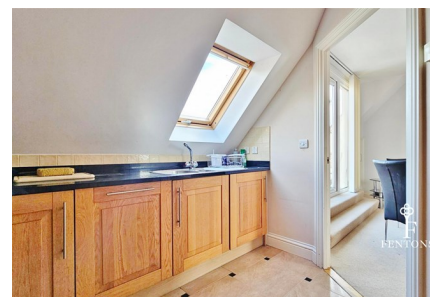
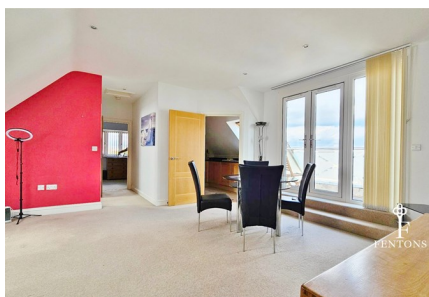
Non-Standard Property Features To Note: N/A

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



APARTMENT 6, PRINCIPAL COURT QUEENS ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BH





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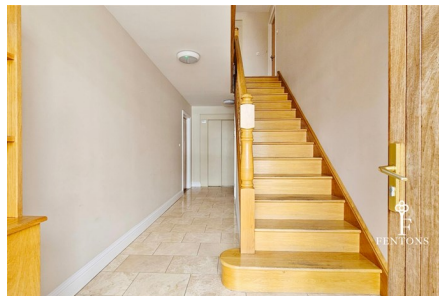


Lease Info

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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Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band
B

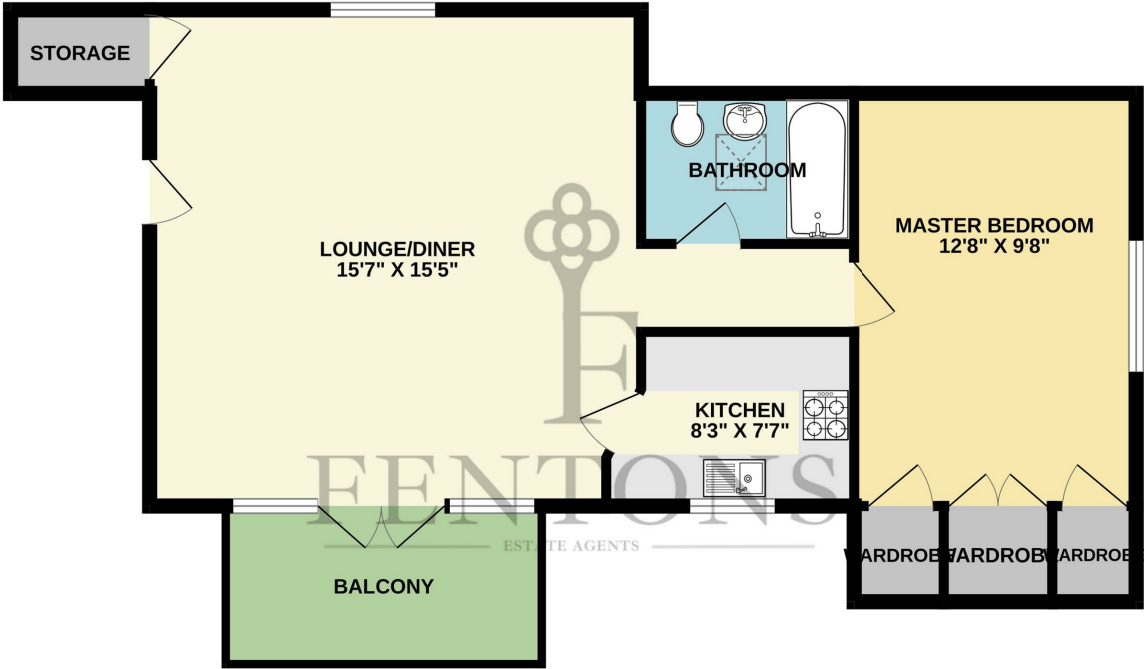


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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