

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

Price

**£259,995**

LEASEHOLD

- Ground Floor With Direct Sea Views
  - Two Bedrooms With Sea Views
  - Modern Fitted Kitchen & Wet Room
- Adapted To Wheelchair Independent Living
- 'French' Doors Leading To Private Patio Area
  - Garage In Block
  - No Onward Chain
  - Over 55's
- Frinton Seafront, Inside The 'Gates'
- EPC Rating C/ Council Tax Band - C



**FENTONS**  
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and situated on Frinton's Seafront, Fentons Estate Agents are delighted to offer for sale this 'Over 55's' TWO BEDROOM GROUND FLOOR FLAT. The property offers a private patio with DIRECT SEA VIEWS and has been carefully adapted to fully support wheelchair access and to assist with independent living. There is a modern fitted kitchen and wet room, stunning sea views from both the bedrooms and the lounge/diner and a garage to the rear. Conveniently located within quarter of a mile of local shopping amenities in Connaught Avenue and Frinton's mainline railway station it is 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 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. Hardwood entrance door with automatic opening and closing feature leading to:

#### Hallway

Built in double length storage cupboard housing hot water cylinder. Further built in storage cupboard. Wall mounted electric panel heater. Doors to:

#### Master Bedroom

14'3" x 9'3"

Built in double wardrobe with mirrored sliding doors. Wall mounted electric panel heater. Sealed unit double glazed window to front with direct sea views.

#### Bedroom Two

10'10" x 6'9"

Wall mounted electric panel heater. Sealed unit double glazed window to front with direct sea views.

#### Wet Room

White suite comprising of low level W/C with retractable hand rails. Wash hand

basin. Wall mounted electric shower with fitted fold away seat and soak away. Fitted extractor fan. Fully tiled walls. Heated towel rail.

#### Lounge/Diner

16' x 11

Wall mounted electric panel heater. Sealed unit double glazed 'French' style doors to front with direct sea views leading onto private patio area. Open access with two picture length obscured glazed panel windows to:

#### Kitchen

11'3" x 8'5"

Fitted with a range of modern matching fronted units. Square edge wood work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with integrated Extractor fan above. Built in eye level oven. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge/freezer. Eye level units with pull out shelving. Corner carousel units. Part tiled walls.

#### Outside - Front Private Patio

Paved private patio area offering stunning sea views opening onto beautifully maintained communal gardens with direct access onto Frintons 'Greensward'.

#### Outside - Rear

Garage in block with electric up and over door and power and lighting connected.

## Communal Areas

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

## 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.

## 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.



FLAT 14, FRINTON LODGE THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9HE





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## REFERRAL FEES

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

### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 60

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 4800 approx including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 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>

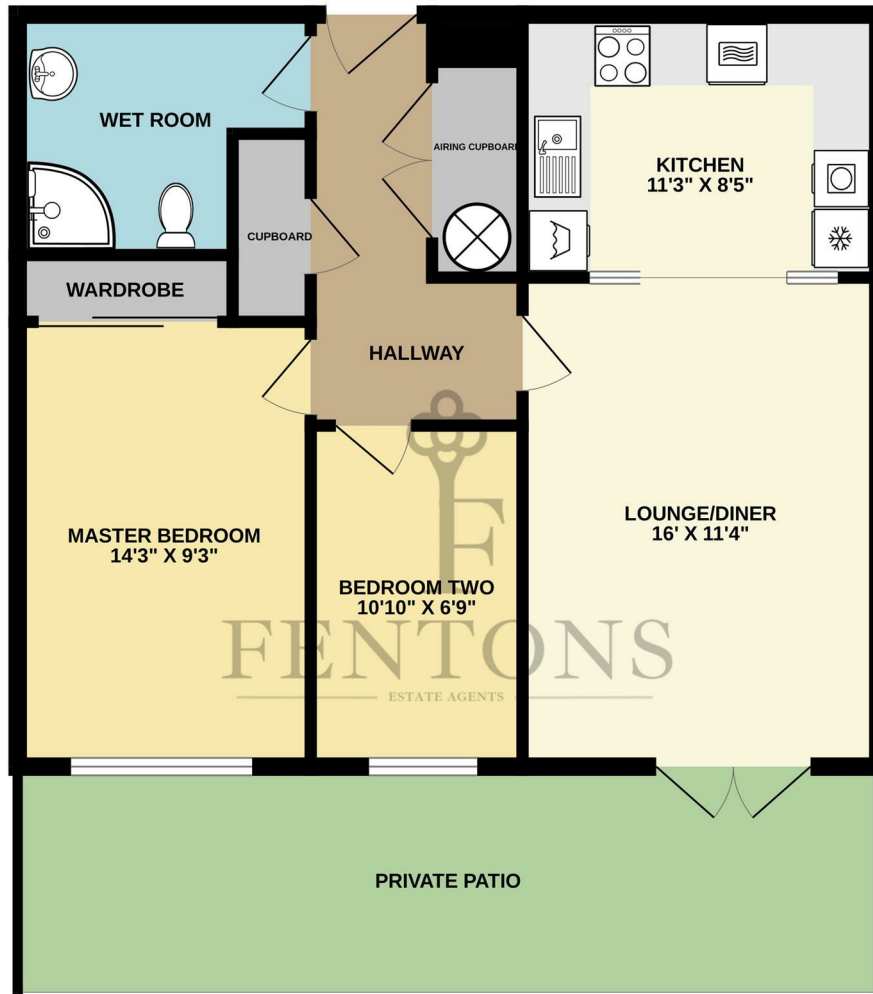
Non-Standard Property Features To Note: N/A



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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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Council Tax Band

**C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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