



Frinton Court Frinton-on-Sea, CO13 9DP

Situated in the sought after coastal town of Frinton-On-Sea, inside Frinton's prestigious 'Gates', Sheens Estate Agents have the pleasure in offering for sale this TWO BEDROOM, FOURTH FLOOR APARTMENT. The property offers spacious accommodation with BALCONY WITH SEW VIEW and is conveniently positioned within two hundred metres of shopping amenities in Connaught Avenue and within a quarter of a mile of Frinton's mainline railway station with links to London Liverpool Street.

- Two Double Bedrooms
- 22'7 Lounge/Dinner
- Balcony with Sea View
- 10'8 Kitchen
- Double Glazed Windows
- Gas Central Heating
- Lift to all Floors
- No Onward Chain
- Council Tax Band: C
- EPC Rating: TBC

Price £220,000 Leasehold



Accommodation comprises -

The accommodation comprises approximate room sizes:

Communal Entrance

Automatic doors with key fob entry system leading to communal entrance hall. Stair flight and lift to all floors.

Fourth Floor

Personal entrance door to:

Entrance Hallway

Two storage cupboards. Radiator. Doors to:

Lounge/Diner

Two Radiators. Cupboard housing wall mounted gas boiler (not tested). Double glazed window to rear offering partial sea and farm views. Double glazed sliding doors offering fantastic sea and greensward views to:



Balcony

Views of Frinton's greensward and seafront.



Kitchen

10'8 x 8'8

Comprises of laminated work surfaces with inset one and a half bowl single drainer sink unit. Inset four ring electric hob with oven under. All appliances not tested. Plumbing and space for dishwasher and fridge freezer. Tiled splash back. Larder cupboard. Double glazed window to rear. Selection of matching units at eye and floor level.



Bedroom One

11'9 x 11'

Double glazed window to front offering sea and greensward views. Radiator. Built in wardrobe.



Bedroom Two

10'7 x 10'7

Double glazed window to front offering sea and greensward views. Radiator. Built in wardrobe.



Bathroom

White suite comprising pedestal wash hand basin. Panelled bath with shower attachment. Half tiled walls. Radiator. Double glazed window to rear.



Cloakroom

Comprises Higher level WC. Radiator. Half tiled walls. Double glazed window to rear.



Outside

Allocated parking space and communal gardens.

Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2026/2027 £2059.18 Per Annum

Length of lease (years remaining): 127 Annual ground rent amount (£): No ground rent. Ground rent review period (year/month): Annual service charge amount: £1996 Service charge review period (year/month):

Any Additional Property Charges: £408 per quarter to the reserve fund/sinking fund.

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

LE0726

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

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.

Agents Note - Restrictive Covenants on Title

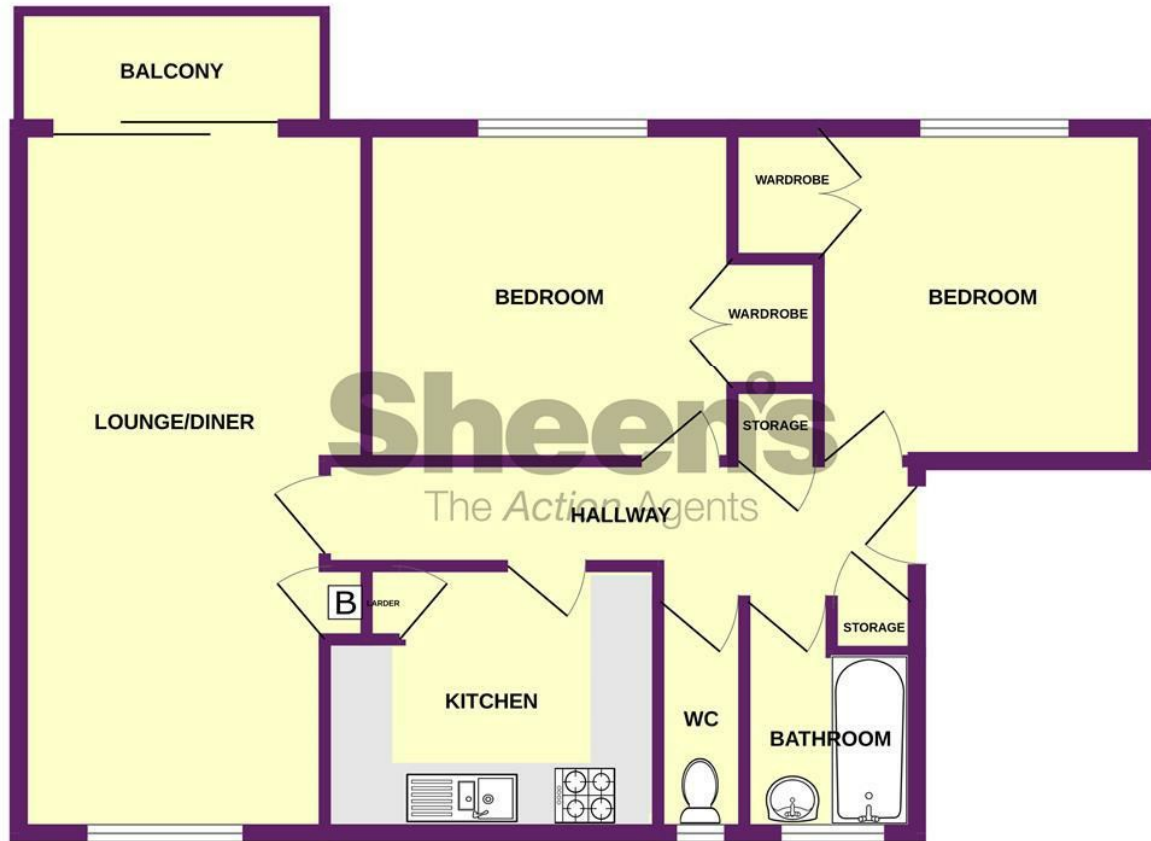
Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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Selling properties... not promises

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