



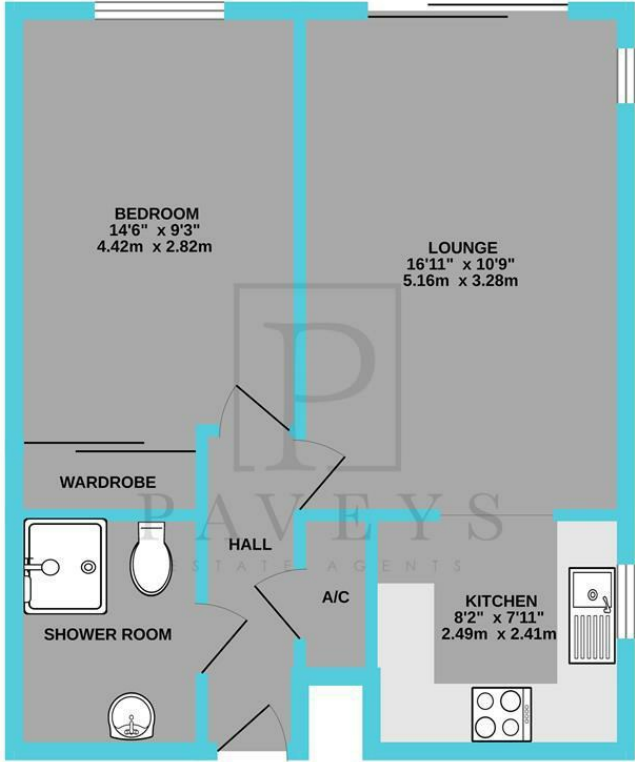
Frinton Lodge, The Esplanade
Frinton-On-Sea, CO13 9HE

Price £139,995 Leasehold

Nestled along The Esplanade in the charming coastal town of Frinton-On-Sea, this delightful one-bedroom ground floor apartment offers a perfect retreat for those aged over 55. The property is purpose-built, ensuring a comfortable and practical living space tailored to your needs. As you step inside, you will find a well-appointed living area that invites natural light, creating a warm and welcoming atmosphere. The bedroom is spacious and provides a peaceful haven for relaxation. One of the standout features of this apartment is the outside decking area, where you can enjoy partial sea views, making it an ideal spot for morning coffee or evening relaxation. The location is simply superb, with the beautiful beach just a stone's throw away, allowing for leisurely strolls along the shore or invigorating seaside activities. Frinton-On-Sea is known for its friendly community and tranquil environment, making it a wonderful place to call home. Additionally, this property comes with the advantage of no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to downsize or seeking a serene coastal lifestyle, this apartment presents an excellent opportunity to embrace the joys of seaside living. Do not miss the chance to make this charming flat your new home. Call Paveys today!



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 sq.m.) approx.
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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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

COMMUNAL ENTRANCE

Communal entrance hall, resident lounge with sea views, managers office, stairs and lift to all floors.

ENTRANCE HALL

Private entrance door, fitted carpet, coved ceiling, security entry phone system, large built in airing cupboard.

LOUNGE 16'11 x 10'9 (5.16m x 3.28m)

Double glazed sliding patio doors to front leading to the South West facing decking area with sea views, double glazed window to side, fitted carpet, coved ceiling, TV point, open access to Kitchen, electric storage heaters.

KITCHEN 8'2 x 7'11 (2.49m x 2.41m)

Shaker style over and under counter units, work tops with matching splashback, inset sink and drainer with mixer tap. Electric hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer. Double glazed window to side, vinyl flooring, coved ceiling, plinth heater.

BEDROOM 14'6 x 9'3 (4.42m x 2.82m)

Double glazed South West facing window to front with sea views, fitted carpet, coved ceiling, built in wardrobe with mirror fronted sliding doors, emergency pull cord, electric storage heater.

WET ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with non slip flooring and electric shower. Non slip flooring, fully tiled walls, emergency pull cord.

OUTSIDE FRONT

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: To Be Confirmed
The property is connected to electric, gas, mains water and sewerage.

COMMUNAL AREAS

The property is surrounded by well maintained communal gardens, laid to lawn with flower and hedgerow borders with an attractive South West facing communal patio area. There is communal parking to the rear.

THE FRINTON LODGE DEVELOPMENT

The development has the benefit of an in house Resident Manager who lives on site.
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, The Lounge can also be hired out for private functions ie special occasions.
A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.
Allocated luggage area assigned for up to two suitcases.

LEASE & SERVICE CHARGE INFORMATION

The Vendor has advised:
The property has a Lease of approximately 99 years from 1989.
The Service Charges are £272.01 per month.
The Ground rent is £137.87 every six months.
The Management Company are Firstport Property Management.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.