

# THE WILLOWS, GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AJ

Per month

**£950 Per month**

- Two Double Bedrooms
- Ground Floor Apartment
- Inside The 'Gates' Of Frinton-on-Sea
  - 19'9" x 12' Lounge
- Bathroom & Separate W/C
  - Fully Double Glazed
- Garage In Block & Off Street Parking
- Close To Amenities & Mainline Railway Station
- EPC Rating E/ Council Tax Band - C



**FENTONS**  
ESTATE AGENTS



Situated in the 'Gates' of Frinton-on-Sea perfectly located within easy reach of the town centre and the mainline railway station, Fentons have the pleasure in offering for rent this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT with a GARAGE. The property is being offered with NO ONWARD CHAIN and boasts a 19'9" lounge with a bay window overlooking the communal garden, a bathroom and separate W/C and a 10'6" kitchen. The seafront, local schools and bus routes are within quarter of a mile away and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

**Communal entrance door leading to:-**

Communal hall. Obscured hardwood entrance door leading to:-

**Hallway**

Built in double length storage cupboard with over head storage. Further built in storage cupboard. Wall mounted electric panel heater. Door to:-

**Lounge**

19'9" into bay x 12'

Wall mounted electric panel heater. Sealed unit double glazed bay window to front.

**Bedroom One**

13'3" into bay x 12'

Wall mounted electric panel heater. Sealed unit double glazed bay window to front with fitted blinds.

**Bedroom Two**

10'6" x 10'3"

Wall mounted electric panel heater. Sealed unit double glazed window to front with fitted blind.

**Bathroom**

White suite comprises pedestal wash hand basin. Panelled bath with shower attachment.

Further wall mounted electric shower. Built in airing cupboard. Part tiled walls. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.

**Separate W/C**

Low level w/c. Part tiled walls. Obscured sealed unit double glazed window to side.

**Kitchen**

10'6" x 10'

Fitted with a range of matching fronted units. Square edge worksurfaces. Inset stainless steel sink and drainer unit. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Built in larder storage. Part tiled walls. Wall mounted electric panel heater. Sealed unit double glazed window to front.

**Outside**

Communal gardens. Mainly laid to lawn. Array of bushes. Pathway leading to communal entrance door. Garage in block.

**Material Information - Leasehold Property**

Tenure: Leasehold

Length of lease (years remaining): 138

Annual ground rent amount (£): 100

Ground rent review period (year/month):

Annual service charge amount (£): 1700 including buildings insurance.

Service charge review period (year/month):



Council Tax: Tendring District Council  
Council Tax Band: C  
Payable 2026/2027 £2,059.18 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

#### 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.



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#### 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.

#### Checks For Right To Rent

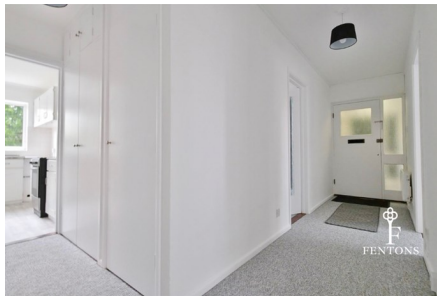
In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

#### Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.

#### Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.



Call us on  
**01255 779810**  
[info@fentonsestates.co.uk](mailto:info@fentonsestates.co.uk)  
[www.fentonsestates.co.uk](http://www.fentonsestates.co.uk)

Council Tax Band

C



| 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                                   | 46      |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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