

THE ESPLANADE, FRINTON ON SEA, ESSEX, CO13 9AT

Price

£340,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
 - Ground Floor
 - Direct Sea Views
 - Share of Freehold
- Garage In Block & Parking
 - Inside Frinton Gates
- Modern Kitchen & Shower Room
 - Communal Gardens
 - Council Tax Band - C
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Fentons are delighted to bring to market this superb, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. The apartment will be sold with a Share of the Freehold and a 989 year lease and the accommodation comprises a bright and spacious lounge with attractive window shutters, a modern kitchen, two generous double bedrooms featuring fitted wardrobes and a contemporary shower room. Marine Court is set within well maintained communal gardens and benefits from a drying area, security entry system and residents parking to the rear. The property is situated directly on Frinton's Greensward and seafront offering DIRECT SEA VIEWS and is ideally located just a short stroll from the boutiques, cafés and restaurants of Connaught Avenue, as well as all local amenities, this superb seafront home offers the perfect blend of coastal living and convenience. Early viewing is highly recommended to fully appreciate both the quality of the accommodation and its sought-after position overlooking the Greensward and sea.

Communal Hall

Stair flight to all floors. Sealed unit double glazed door leading to:

Hallway

Laminate flooring. Radiator. Door to:-

Bedroom One

15'10" x 10'8"

Range of fitted wardrobes. Laminate flooring. Radiator. Sealed unit double glazed window to front with fitted shutters and stunning sea views.

Bedroom Two

10'11" x 10'11"

Radiator. Sealed unit double glazed window to rear with fitted shutters.

Kitchen

11'7" x 10'10" into door recess

Modern fitted with a range of matching fronted units. Quartz hard edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring electric Neff hob with extractor hood above. Built in electric double eye level Neff oven and grill. Further selection of matching units at both eye and floor level. Integrated dishwasher, washing machine and fridge/freezer. Marble effect splashbacks. Wood effect LVT flooring. Enclosed combination boiler providing heating and hot water throughout. Vertical radiator. Sealed unit double glazed window to rear overlooking landscaped gardens.

Shower Room

Large modern shower room suite comprises low level w/c. Vanity wash hand basin with mixer tap and drawer under. Walk-in shower cubicle with fitted shower screen, shower attachments and soak away. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to side with fitted shutters.

Lounge

15'10" x 11'10"

Radiator. Sealed unit double glazed windows to front and side aspects with fitted shutters and stunning sea views.

Outside

Communal gardens. Communal drying area. Garage in block with power connected and off street parking.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 989

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1700 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

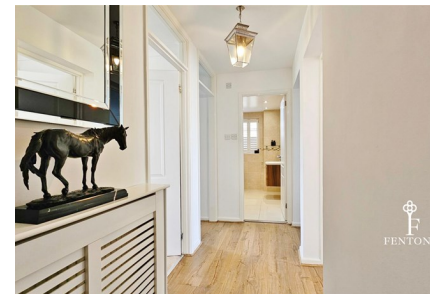
(Telephone & Broadband): Yes - For Current Correct
Information Please Visit:

<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.



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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.

REFERRAL FEES

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



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GROUND FLOOR



MARINE COURT

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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Call us on

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Council Tax Band

C



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

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