

THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DS

Price

£185,000

LEASEHOLD

- 12'2" Double Bedroom
- 19' x 13' Lounge With Sea Views
- 16' x 13' Kitchen/Dining Room
- Second Floor Offering Elevated Views
- Character Apartment Inside The Gates
- Over 55's With Lift To All Floors
- Seafront Location With long Lease
- Communal Off Street Parking
- Must Be Viewed
- EPC Rating C/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Formerly the Grand Hotel and boasting elevated Sea and Farmland views, Fentons Estate Agents have the pleasure in bringing to market this over 55's SPACIOUS, ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT. The Grand communal entrance area has access to a lift and the original staircase leading to all floors. This apartment offers a 19' lounge with far reaching views, 16' kitchen/dining room, white suite bathroom and a double bedroom with built in wardrobes. Frintons town centre offers a variety of shops and restaurants which are located within a quarter of a mile away and the mainline railway station is within half a mile of the property.

Accommodation comprises of approximate room sizes

Communal Entrance Hall

Stair flight and lift to second floor.

Second Floor

Hardwood entrance door leading to:

Hallway

Built in storage cupboard. Stairs leading to lower hallway with further double length built in storage cupboard housing hot water cylinder. Newly fitted carpet. Doors to:

Lounge

19' x 13'

'Fischer' electric heater. Newly fitted carpet. Sealed unit double glazed bay window to side with sea and farmland views.

Kitchen/Dining Room

16' x 13'

Fitted with a range of matching beech coloured fronted units. Speckled rolled edge work surface. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor fan above. Built in oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Integrated washing machine. Part tiled walls. 'Fischer' electric radiator. Sealed unit double glazed bay window to side with sea and farmland views.

Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Tiled flooring with under floor heating and separate thermostatic control. Heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom

12'2" x 9'5"

Two built in double wardrobes to one wall. 'Fischer' electric heater. Newly fitted carpet. Sealed unit double glazed window to side with sea and farmland views.

Outside

Communal gardens and communal parking.

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.

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.

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): 163

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 3600 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



APARTMENT 11 THE GRAND, 6 THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9DS





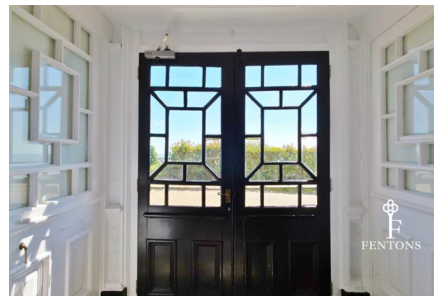
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Information Please Visit:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A



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Call us on

01255 779810

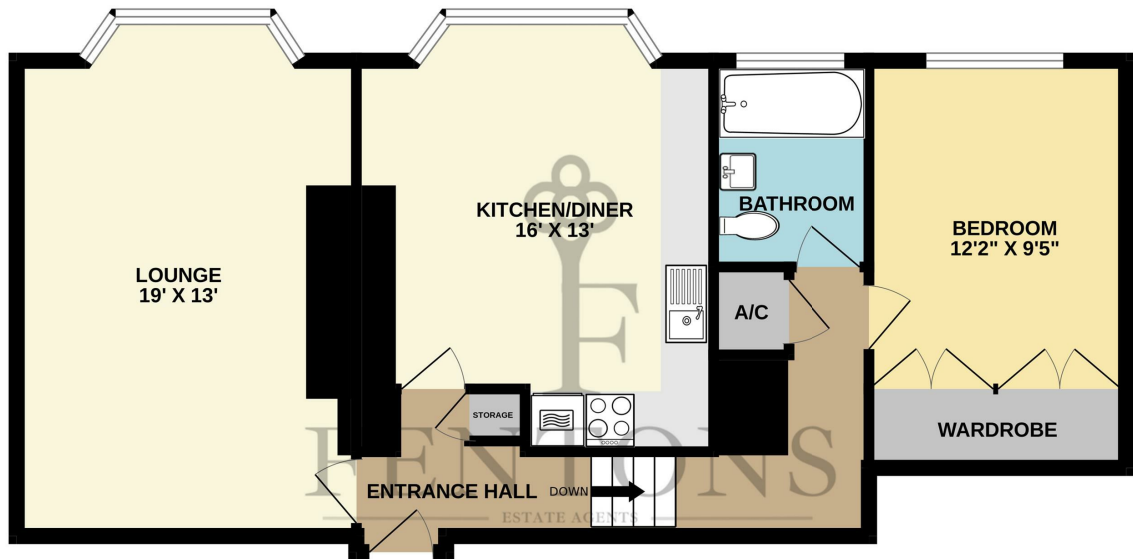
info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

C

SECOND FLOOR



THE GRAND

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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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