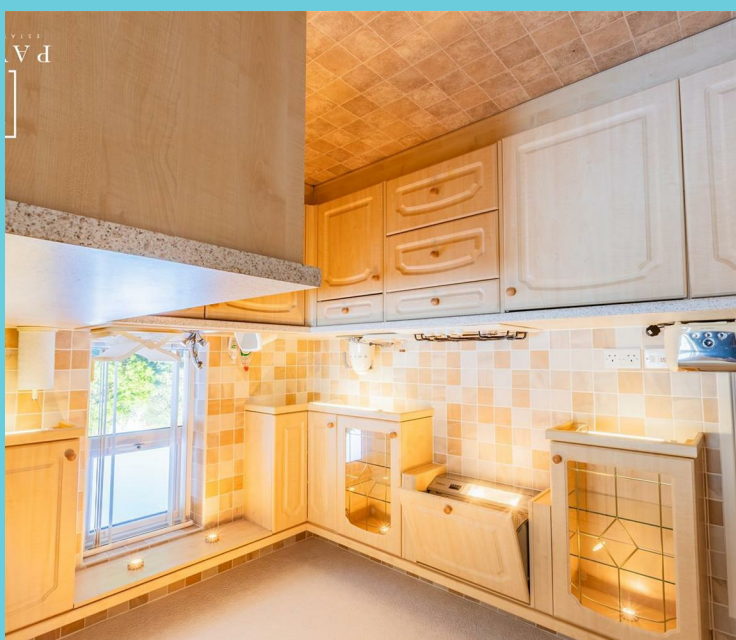
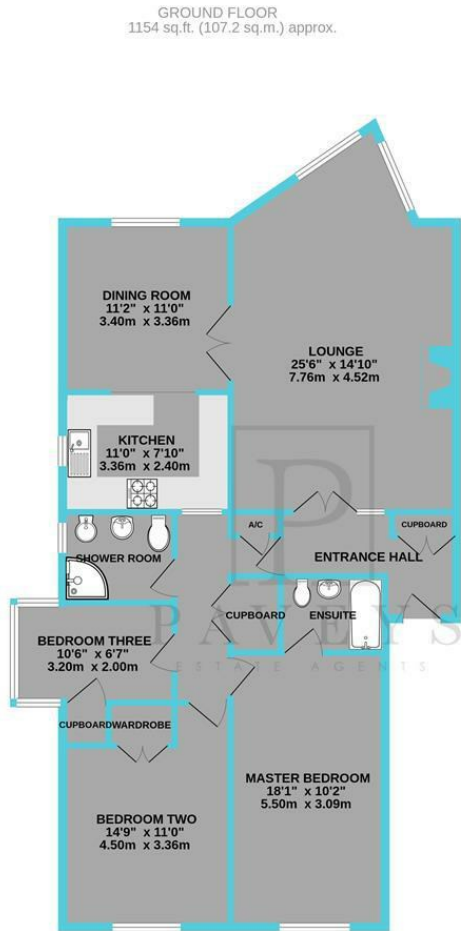




31 Astell Court, The Crescent
Frinton-on-Sea, CO13 9BT

Price £335,000 Leasehold - Share of Freehold

New to the market is this GROUND FLOOR "ASTELL COURT" APARTMENT with SEA VIEWS and views over the Crescent Gardens and Greensward. This beautiful and very spacious property is situated a stones throw from the stunning beach and offers an elegant 25ft lounge with direct views and kitchen diner with views. Additionally, there are three bedrooms one of which has an ensuite bathroom, shower room and ample storage throughout. The property also benefits from an approximate long lease, security entry system, garage and a Share of the Freehold. It is set in pretty communal gardens with communal parking and is within easy reach of the shops, cafes & restaurants in Connaught Avenue, Frinton Free Church and Frinton Railway Station with services to Chelmsford & central London. An early viewing appointment is advised! Call Paveys to arrange your appointment to view.



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

TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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COMMUNAL ENTRANCE HALL

Glazed doors to rear, security entry system, stair flight to all floors.

ENTRANCE HALL

Private entrance door, security entry system, fitted carpet, coved ceiling, built in cloaks cupboard, glazed double doors and side panel to Lounge, door to Inner Hall, radiator.

LOUNGE 25'6 x 14'10 (7.77m x 4.52m)

Double glazed bay window to front with direct sea views and views over the Crescent Gardens, fitted carpet, coved ceiling, wall lights, feature ornate fireplace with surround and hearth, TV point, glazed double doors to Dining Room, radiators.

DINING ROOM 11'2 x 11' (3.40m x 3.35m)

Double glazed window to front with direct views of the Crescent Gardens, greensward and sea, fitted carpet, coved ceiling, open access to Kitchen, radiator.

KITCHEN 11' x 7'10 (3.35m x 2.39m)

Range of over and under counter units with matching display cabinets, work tops, inset stainless steel sink and drainer. Built in eye level Bosch double oven and microwave, Bosch gas hob with extractor over, integrated dishwasher, integrated fridge freezer. Double glazed window to side, glazed internal window to Inner Hall, vinyl flooring, fully tiled walls, under unit lighting, spot lights.

INNER HALL

Fitted carpet, coved ceiling, built in airing cupboard housing electric boiler (not tested by agents), large built in cupboard with double doors, radiator.

MASTER BEDROOM 18'1 x 10'2 (5.51m x 3.10m)

Double glazed window to rear, fitted carpet, coved ceiling, range of fitted wardrobes and drawer units, door to Ensuite, wall lights, radiator.

ENSUITE SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin and bath. Fitted carpet, fully tiled walls, wall mounted cabinet, radiator.

BEDROOM TWO 14'9 x 11' (4.50m x 3.35m)

Double glazed window to rear, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and over bed cupboards, built in wardrobe, radiator.

BEDROOM THREE 10'6 x 6'7 (3.20m x 2.01m)

Double glazed windows to rear and side aspects, fitted carpet, coved ceiling, built in cupboard, radiator.

SHOWER ROOM

Four piece suite comprising low level WC, bidet, pedestal wash hand basin and corner shower cubicle with electric shower. Double glazed window to side, fitted carpet, fully tiled walls, shaver point, wall mounted cabinet, radiator.

COMMUNAL GARDENS & PARKING

Beautifully maintained gardens that wrap around the property, laid to lawn with flower borders, communal parking to the rear.

GARAGE

Located in a block to the rear of the property, up and over door.

VIEWS

LEASE & SERVICES CHARGES INFORMATION

Lease Term remaining - Approximately 140 years
Service Charge - £1780 P/A
Both Advised by Vendor

IMPORTANT INFORMATION

Council Tax Band:
Tenure: Share of Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, mains water and sewerage.

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.