

Flat L, Block C Frinton Court, The Esplanade

Frinton-On-Sea, CO13 9DN

Price £249,950 Leasehold

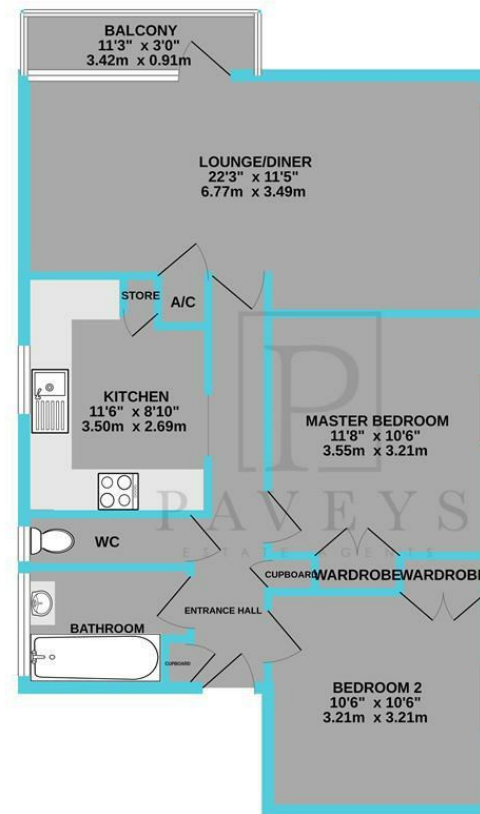


PAVEYS
ESTATE AGENTS

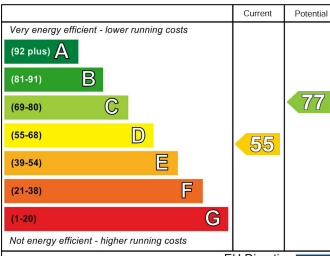
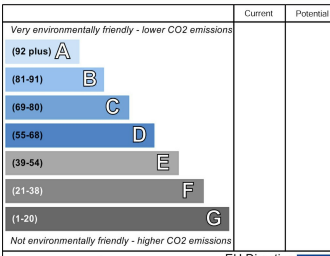
KEYS TO VIEW!!! A rare opportunity to purchase this BEAUTIFULLY REFURBISHED SEAFRONT APARTMENT with GARAGE, PRIVATE PARKING SPACE + SEAFRONT BALCONY with BREATHTAKING VIEWS OVER FRINTON-ON-SEA. The property is located in on the 2nd floor in Block C which is one of the smaller Frinton Court blocks and will be sold with no onward chain. There are beautiful direct greensward, sea and church views from every window in the apartment. Key features include an open plan lounge diner with patio doors to the private balcony, two double bedrooms with wardrobes, brand new kitchen with appliances, new oil filled electric radiators throughout and newly fitted bathroom suite. The block is serviced by a lift and stairs with communal gardens, security entry phone system and full-time caretaker. It is conveniently positioned within easy reach of the shops, cafes and eateries in Connaught avenue and a short walk from Frinton Railway Station. An internal viewing is highly recommended in order to appreciate the accommodation on offer. Call Paveys today.



GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

COMMUNAL ENTRANCE

Communal entrance doors, security entry phone system, stair and lift to all floors.

ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, smooth and coved ceiling, two built in cupboards, radiator.

LOUNGE DINER 22'3 x 11'5 (6.78m x 3.48m)

Large double glazed picture window to front with direct sea views, double glazed door to Balcony, double glazed window to side, with greensward and sea views, double glazed door to Balcony, fitted carpet, smooth and coved ceiling, built in airing cupboard housing immersion heater and hot water tank, radiators.

BALCONY

Seafront balcony with glass balustrade and wonderful views!

KITCHEN 11'6 x 8'10 (3.51m x 2.69m)

Newly fitted modern kitchen comprising of over and under counter units, wood effect work tops and upstands, inset sink and drainer with mixer tap. New built in oven, electric hob and extractor hood. Spaces for under counter white goods. Double glazed window to side with views over the historical Church of St Mary the Virgin, laminate flooring, smooth and coved ceiling, part tiled walls, built in store cupboard.

MASTER BEDROOM 11'8 x 10'6 (3.56m x 3.20m)

Double glazed window to side with direct greensward and sea views, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

BEDROOM TWO 10'6 x 10'6 (3.20m x 3.20m)

Double glazed window to side with direct greensward and sea views, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

BATHROOM

Newly fitted modern white suite comprising vanity wash hand basin with illuminated mirror above and bath with shower and screen over. Double glazed window to side, laminate flooring, smooth and coved ceiling, part tiled walls, chrome heated towel rail.

CLOAKROOM

Newly fitted white low level WC, double glazed window to side, laminate flooring, chrome heated towel rail.

COMMUNAL GARDENS

The property is set in well maintained communal gardens with pretty flower borders.

GARAGE & PARKING SPACE

Garage No 14.
Private Parking Space No 44 positioned to the front of the block.

VIEWS

LEASE & SERVICE CHARGES

The Vendor has advised:

The property has a Lease Term of 146 years from June 2007 with approximately 127 years remaining (as at April 2026).

There is no Ground Rent

The Service Charges are approximately £2,220.84 per annum (payable in 4 instalments for 2026).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, mains water and sewerage.

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.

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.

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.