





QUEENS ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BH

Price

£220,000

LEASEHOLD

- One Double Bedroom Luxury Apartment
- 15'7" x 15'5" Lounge/Diner
- Desirable Top Floor Position
- Private Balcony With Partial Sea Views
- Double Glazed Throughout
- Underfloor Heating
- Allocated Off Road Parking
- Ideally Located Within Walking Distance From Frinton Seafront, Railway & Town Centre
- No Onward Chain
- Council Tax Band - B / EPC Rating - TBC

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*** NO ONWARD CHAIN *** Situated within the prestigious ‘Gates’ of Frinton-on-Sea and enjoying partial sea views, Fentons are pleased to bring to market this beautifully presented, ONE DOUBLE BEDROOM TOP FLOOR LUXURY APARTMENT. The property was constructed in 2013 benefitting from a private balcony, under floor heating, large lounge/diner and allocated off street parking. Queens Road is ideally positioned on the fringes of Frinton’s town centre and within easy reach of the shopping amenities and restaurants of Connaught Avenue, while Frinton’s picturesque seafront is a stones throw away. Frinton’s mainline railway station, offering direct links to London Liverpool Street, is also within approximately one mile. Offering a fantastic opportunity to enjoy coastal living in one of Frinton’s most sought after locations, an early internal inspection is highly recommended to fully appreciate the accommodation and setting on offer.

Accommodation comprises of approximate room sizes

Communal Entrance
Video security entry system. Stair flight to all floors. Oak fronted door leading to:

Lounge/Diner
15'7" x 15'5"
Two built in storage cupboards. Loft access. Spotlights. Sealed unit double glazed Velux window to rear. Sealed unit double glazed 'French' style doors leading to:

Balcony
Laid to decking with partial sea views.

Kitchen
8'3" x 7'7"
Fitted with a range of matching wooden fronted units. Hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset 5-ring gas hob with electric oven under. Fitted extractor hood. Built in microwave. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Sealed unit double glazed Velux window to front.

Bathroom
White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed P-shaped bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed Velux window to rear.

Master Bedroom
12'8" x 9'8"
Three built in wardrobes. Spotlights. Sealed unit double glazed Velux window to side.

Outside
Allocated parking to side of the block. Beds stocked with flowers and shrubs. Enclosed by picket fence.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 109
Annual ground rent amount (£): 100
Ground rent review period (year/month):
Annual service charge amount (£): 2200
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B

Payable 2025/2026 £1801.78 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.

REFERRAL FEES

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











APARTMENT 6, PRINCIPAL COURT QUEENS ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BH



Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

Disclaimer - Wide Angle Lens Etc

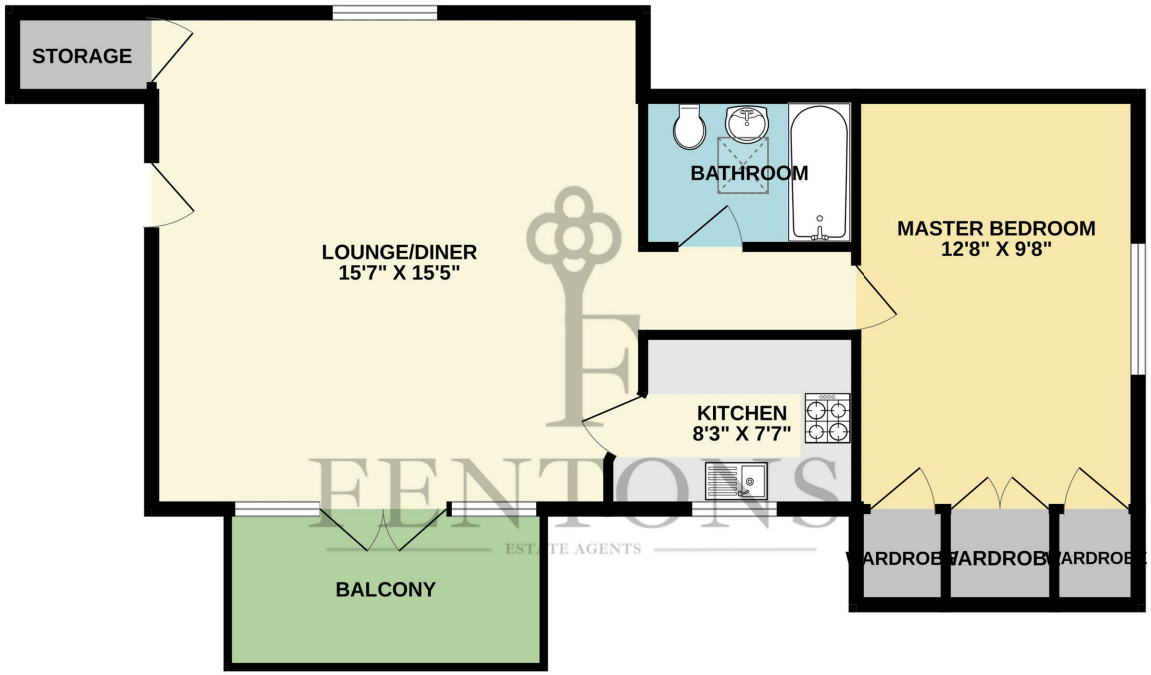
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GROUND FLOOR



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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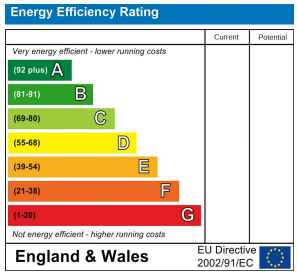
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Council Tax Band

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