

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

Price

£255,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
 - 7th Floor
- Balcony & Stunning Sea Views
 - Share of Freehold
 - Garage In Block
- Landscaped Communal Gardens
 - Lift In Block
 - No Onward Chain
 - Council Tax Band - C
 - EPC Rating - E



FENTONS
ESTATE AGENTS



Situated on the 7th floor of Kings House and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this well presented and spacious, TWO BEDROOM SEAFRONT APARTMENT. The property benefits from STUNNING SEA VIEWS, a garage in the block, share of freehold, lounge/diner leading onto a spacious balcony, kitchen/breakfast room, two double bedrooms with panoramic sea views, wc and shower room. The apartment is ideally located on Frinton's Esplanade, close to the beach, Connaught Avenue, railway station and popular sporting clubs. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

Communal Hall

Lift and stairs to all floors.

7th Floor

Hardwood door leading to:

Hallway

Two built in storage cupboards. Built in airing cupboard housing hot water cylinder.

Doors to:

Lounge/Diner

24' x 11'

Electric radiator. Sealed unit double glazed window and sliding patio door offering elevated and stunning sea views leading onto a balcony ideal for seating.

Kitchen/Breakfast Room

14'4" x 6'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a stainless steel bowl sink and drainer unit. Space for cooker. Further selection of units both at eye and floor level. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to front offering stunning and elevated sea views.

WC

Low level WC. Fully tiled walls. Extractor fan.

Shower Room

Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Extractor fan. Wall mounted electric towel rail.

Bedroom One

15'7" x 10'5"

Built in wardrobe. Electric radiator. Sealed unit double glazed window to front offering stunning and elevated sea views.

Bedroom Two

15'7" x 6'9"

Built in wardrobe. Sealed unit double glazed window to front offering stunning and elevated sea views.

Outside

Garage in block (29) which is located to the rear of Kings House. Communal gardens.

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 89

Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): £2437.64
including ground rent and buildings insurance
Service charge review period (year/month):

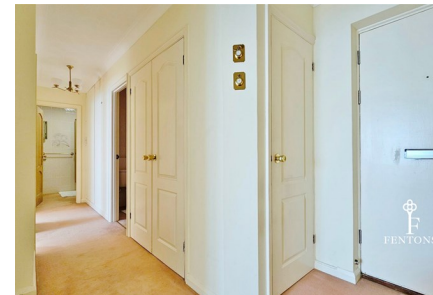
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): No
(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



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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

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

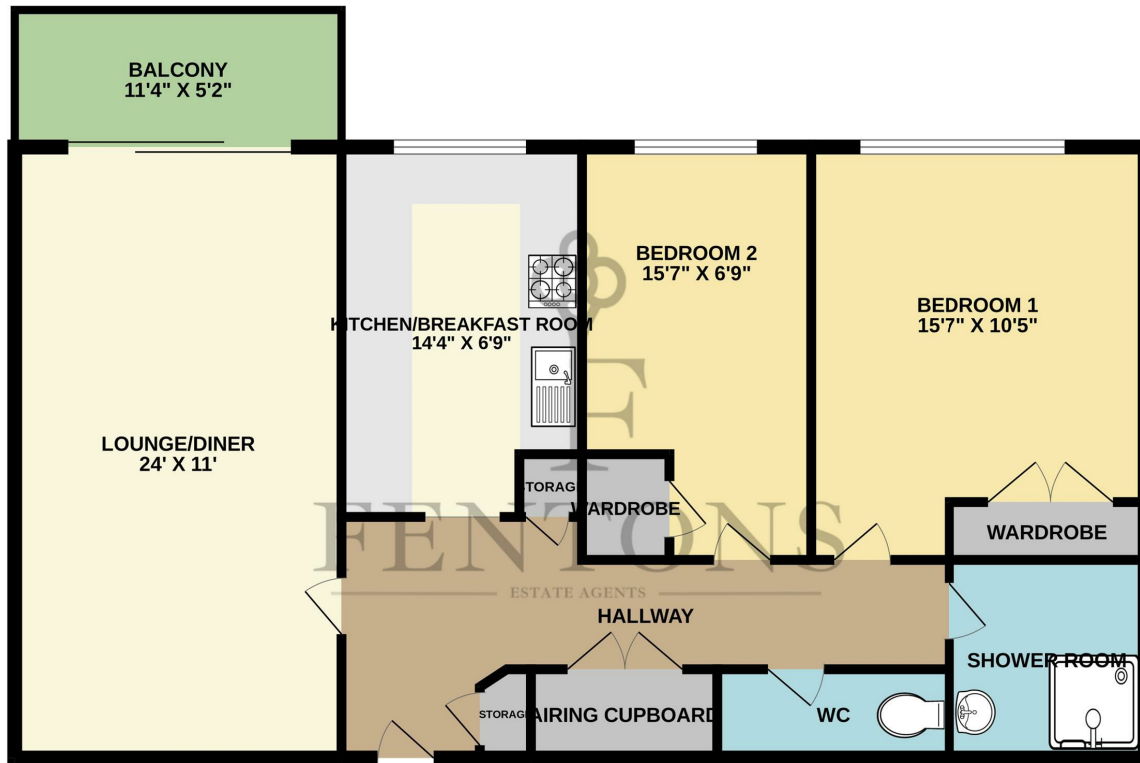
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GROUND FLOOR



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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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		49	
(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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