





HOLLAND ROAD, FRINTON-ON-SEA, ESSEX, CO13 9ES

Price

£295,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Top Floor Apartment
- Large Lounge/Diner
- Stunning Farmland Views Overlooking Frinton Tennis Club
- Garage & Allocated Parking
- Two Balconies
- Inside Frinton Gates
- Share Of Freehold With Long Lease
- Council Tax Band - C
- EPC Rating - TBC

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FENTONS
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Fentons Estate Agents are delighted to offer for sale this well presented, TWO DOUBLE BEDROOM TOP FLOOR APARTMENT, enjoying a desirable position overlooking Frinton Tennis Club to the front and boasting stunning far reaching FARMLAND VIEWS.The property offers spacious and well proportioned accommodation throughout, including a large lounge/diner, two double bedrooms, a fitted kitchen and bathroom, together with the added benefit of two private balconies, providing excellent opportunities to enjoy the surrounding views. Further features include gas central heating, a long lease, garage and allocated parking within the block, and attractive communal gardens. Ideally positioned within easy reach of Frinton-on-Sea's famous seafront and Greensward, the town centre with its range of shops, cafés and amenities, and Frinton Railway Station, providing convenient connections for commuters. A superb opportunity for those seeking a spacious apartment in a desirable Frinton location, with exceptional open views and excellent parking facilities.

Accommodation comprises of approximate room sizes

Communal Hall
Stair flight to all floors. Hardwood door leading to:

Hallway
Three built in storage cupboards. Laminate flooring. Loft access. Radiator. Doors to:

Kitchen
10'10" x 8'1"
Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Integrated fridge and freezer, dishwasher and washing machine. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Cupboard lighting. Spotlights. Sealed unit double glazed window to rear with farmland views.

Bedroom One
16' x 10'1"
Built in wardrobe. Radiator. Sealed unit double glazed windows to front. Sealed unit double glazed door leading to balcony.

Lounge/Diner
20'8" x 16'
Two radiators. Sealed unit double glazed window to front. Obscured sealed unit double glazed window to side. Sealed unit double glazed door leading to balcony.

Bedroom Two
14'9" x 8'11"
Built in wardrobe. Radiator. Sealed unit double glazed window to rear with farmland views. Sealed unit double glazed sliding patio door leading to balcony offering views over Frinton tennis club and farmland views.

Bathroom
White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to rear.

Outside
Communal gardens. Allocated parking space in front of garage with up and over door.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 990

Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 2280
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 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











FLAT 6, 32 HOLLAND ROAD, FRINTON-ON-SEA, ESSEX, CO13 9ES



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.

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.

REFERRAL FEES

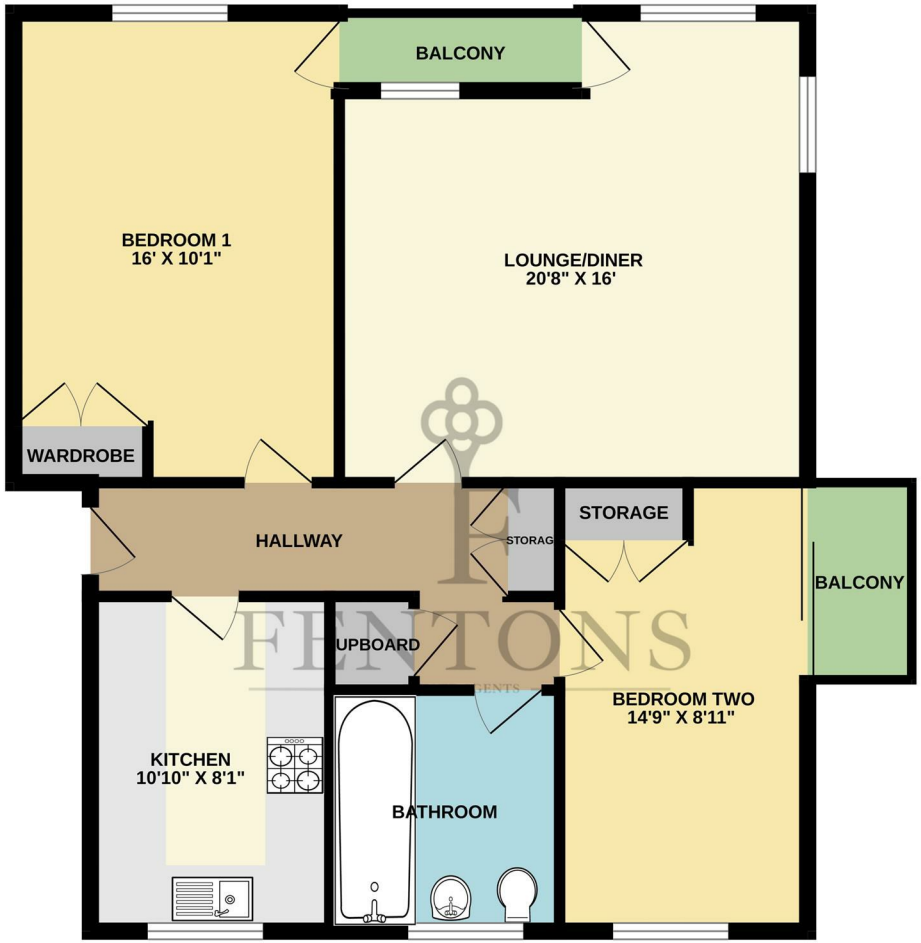
You will find a list of any/all referral fees we may receive on our website







GROUND FLOOR



6 HOLLAND PLACE

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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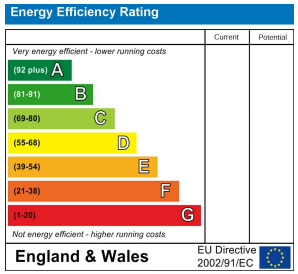
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