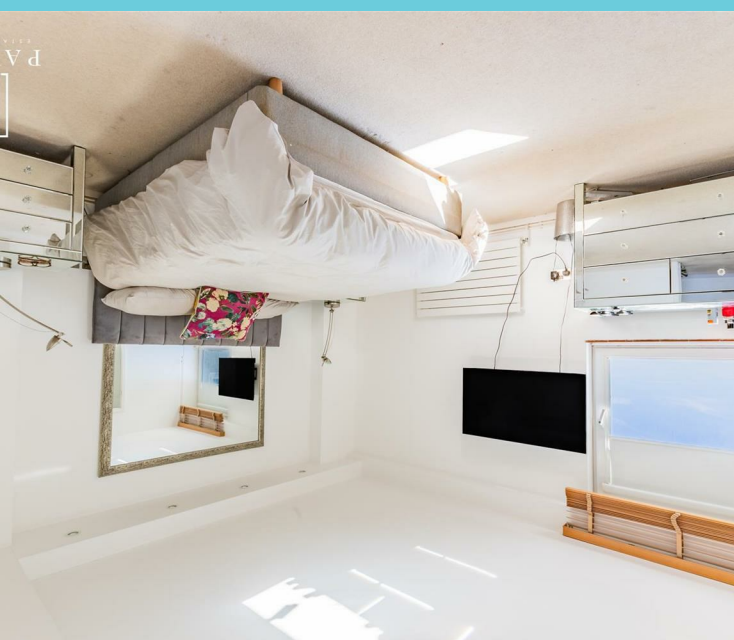




39 Frinton Court, The Esplanade
Frinton-On-Sea, CO13 9DW

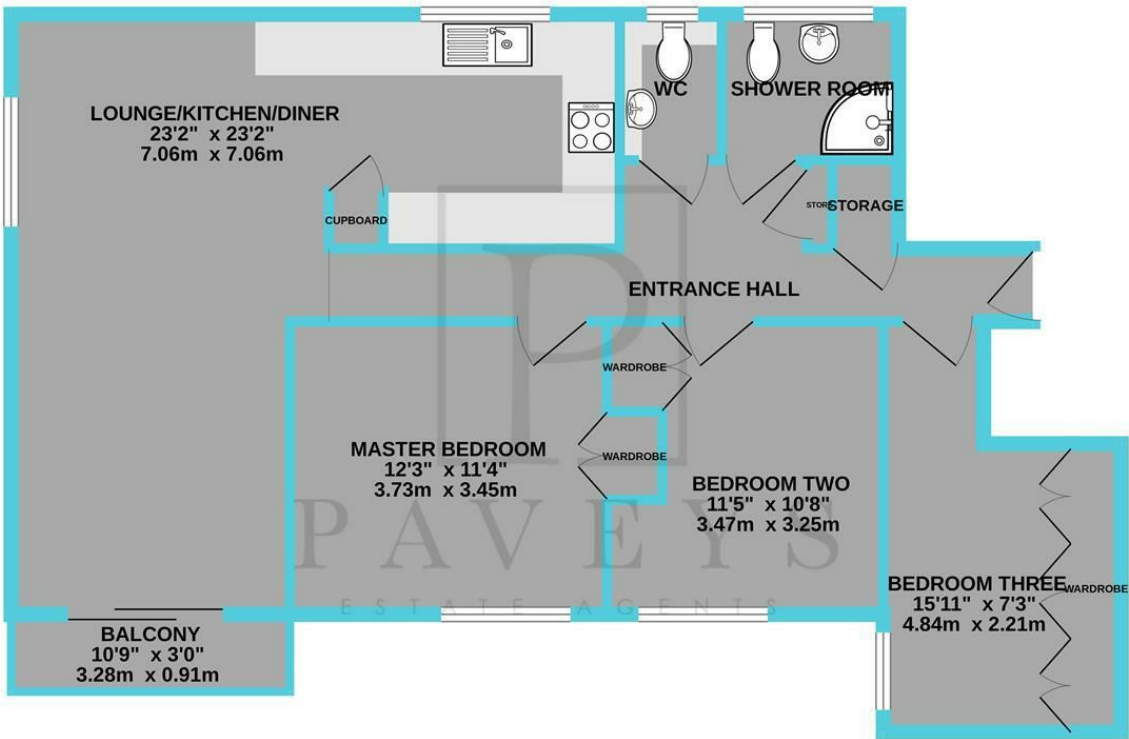
Guide price £270,000 Leasehold

~~~~~GUIDE PRICE £270,000-£275,000~~~~~

NO ONWARD CHAIN A rare opportunity to purchase this STUNNING TENTH FLOOR SEAFRONT APARTMENT A DOUBLE LENGTH PARKING SPACE + BALCONY & STUNNING PANORAMIC VIEWS over Frinton-on-Sea, Frinton Golf Club & the sea. This spacious bright & airy apartment is on the tenth floor and benefits from wonderful views from every room. Key features include a OPEN PLAN LOUNGE/DINER/KITCHEN, BI-FOLDING doors to a private balcony, three double bedrooms all with wardrobes, utility room with cloakroom and stylish newly fitted bathroom. Frinton Court was built in 1965 and is a popular residential block which is serviced by two lifts, 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.



GROUND FLOOR  
923 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

**COMMUNAL ENTRANCE HALL**  
Double glazed windows to entrance door to front aspect, security entry phone system, stair and lifts to all floors.

**ENTRANCE HALL**  
Private entrance door, security entry phone system, fitted carpet, built in cupboard, built in cloaks cupboard, radiator.

**OPEN PLAN LOUNGE / KITCHEN 23'2 23'2 max (7.06m 7.06m max)**  
Double glazed bi-folding doors with access to the Balcony with stunning views of Frinton-on-Sea, the greensward, the sea and Frinton Golf Club, double glazed window to side, modern fitted kitchen with high gloss units, built in Neff oven and combination microwave grill, composite sink and drainer with mixer tap, gas hob with built in extractor, Neff built in fridge freezer, granite work tops, smooth ceiling, vinyl flooring to kitchen area, fitted carpet, security entry phone system, modern radiators.

**BALCONY**  
Surrounded by a glass balustrade with stunning uninterrupted views to the sea, the greensward and beyond.

**MASTER BEDROOM 12'3 x 11'4 (3.73m x 3.45m )**  
Double glazed window to front with stunning panoramic views, fitted carpet, smooth ceiling, built in mirror fronted wardrobe, radiator.

**BEDROOM TWO 11'5 x 10'8 (3.48m x 3.25m)**  
Double glazed window to front with stunning panoramic views, fitted carpet, smooth ceiling, built in fitted wardrobes, built in mirror fronted wardrobe, radiator.

**BEDROOM THREE 15'11 x 7'3 (4.85m x 2.21m)**  
Double glazed window to front with stunning panoramic views, fitted carpet, smooth ceiling, range of fitted wardrobes, radiator.

**CLOAKROOM**  
Double glazed window to rear, low level W/C, vanity wash hand basin, vinyl floor, radiator.

**SHOWER ROOM**  
Double glazed window to rear, modern white suite comprising of low level W/C, vanity wash hand basin with storage cupboards, enclosed shower cubicle with power shower, chrome heated dual energy towel rail, vinyl floor.

**COMMUNAL AREAS**  
The property has the benefit of off road parking and is set in well maintained communal gardens. There is a dustbin room on every floor and the full-time caretaker removes waste and recycling every morning and undertakes the cleaning and maintenance of the communal areas including the gardens and driveways.

**LEASE CHARGES & INFORMATION**  
The Vendor has advised:  
The property has a 146 year lease from 24th June 2007.  
There is no ground rent payable.  
The Service Charges & Reserve Funds TBC

**PARKING SPACE**  
Parking space to the front of the block (is large enough for two vehicles)

**STUNNING VIEWS**

**IMPORTANT INFORMATION**  
Council Tax Band: D  
Tenure: Leasehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas central heating, 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.

**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.