

THE WILLOWS, GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AJ

Price

£185,000

LEASEHOLD

- Two Double Bedrooms
- Ground Floor Apartment
- Inside The 'Gates' Of Frinton-on-Sea
 - 19'9" x 12' Lounge
 - Bathroom & Separate W/C
 - Fully Double Glazed
- Garage In Block & Off Street Parking
 - No Onward Chain
- Close To Amenities & Mainline Railway Station
- EPC Rating E/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Situated in the 'Gates' of Frinton-on-Sea perfectly located within easy reach of the town centre and the mainline railway station, Fentons have the pleasure in offering for sale this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT with a GARAGE. The property is being offered with NO ONWARD CHAIN and boasts a 19'9" lounge with a bay window overlooking the communal garden, a bathroom and separate W/C and a 10'6" kitchen. The seafront, local schools and bus routes are within quarter of a mile away and an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:-

Communal hall. Obscured hardwood entrance door leading to:-

Hallway

Built in double length storage cupboard with over head storage. Further built in storage cupboard. Wall mounted electric panel heater. Door to:-

Lounge

19'9" into bay x 12'

Wall mounted electric panel heater. Sealed unit double glazed bay window to front.

Bedroom One

13'3" into bay x 12'

Wall mounted electric panel heater. Sealed unit double glazed bay window to front with fitted blinds.

Bedroom Two

10'6" x 10'3"

Wall mounted electric panel heater. Sealed unit double glazed window to front with fitted blind.

Bathroom

White suite comprises pedestal wash hand basin. Panelled bath with shower

attachment. Further wall mounted electric shower. Built in airing cupboard. Part tiled walls. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.

Separate W/C

Low level w/c. Part tiled walls. Obscured sealed unit double glazed window to side.

Kitchen

10'6" x 10'

Fitted with a range of matching fronted units. Square edge worksurfaces. Inset stainless steel sink and drainer unit. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Built in larder storage. Part tiled walls. Wall mounted electric panel heater. Sealed unit double glazed window to front.

Outside

Communal gardens. Mainly laid to lawn. Array of bushes. Pathway leading to communal entrance door. Garage in block.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 138

Annual ground rent amount (£): 100

Ground rent review period (year/month):

Annual service charge amount (£): 1700 including buildings insurance.

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2,059.18 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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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.

Disclaimer - Wide Angle Lens Etc

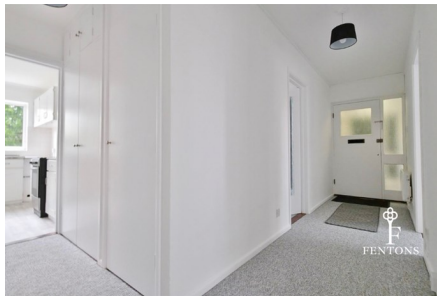
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

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

Lease Info

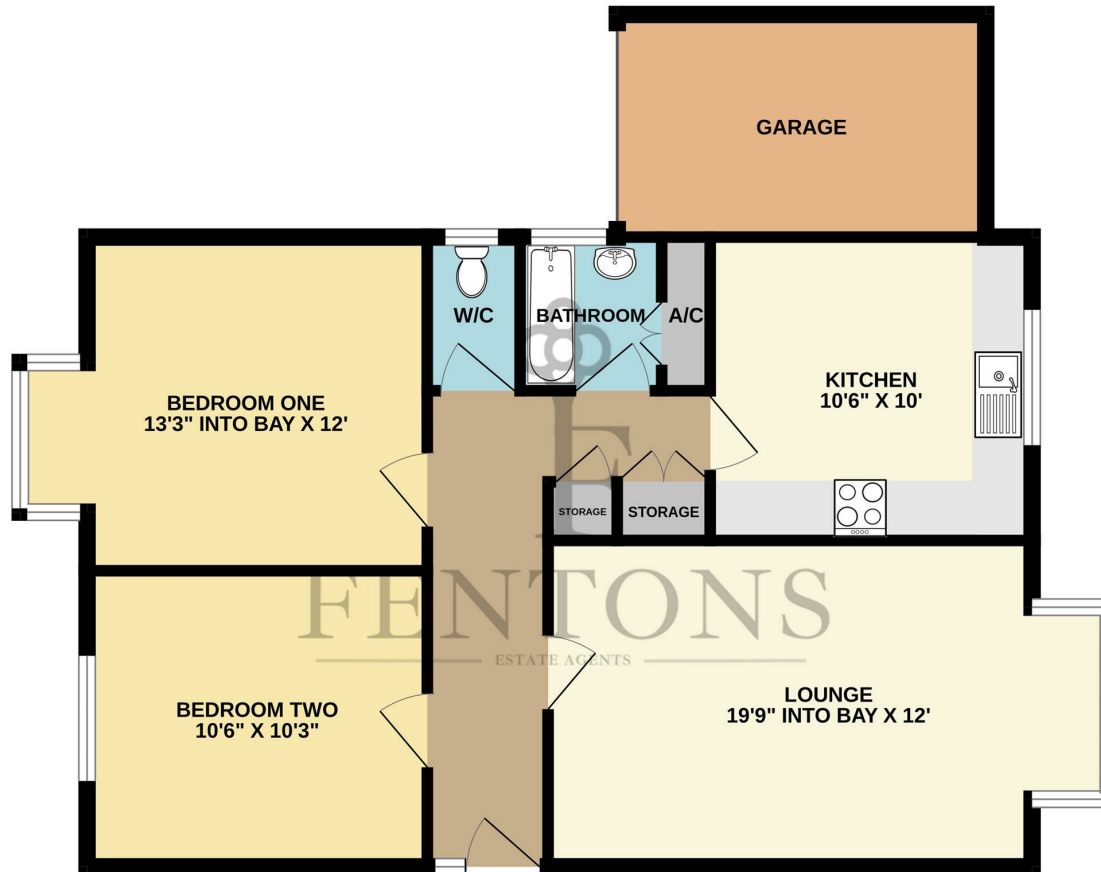
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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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

01255 779810

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www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	46	
	EU Directive 2002/91/EC	

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