



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

Guide price £240,000 Leasehold

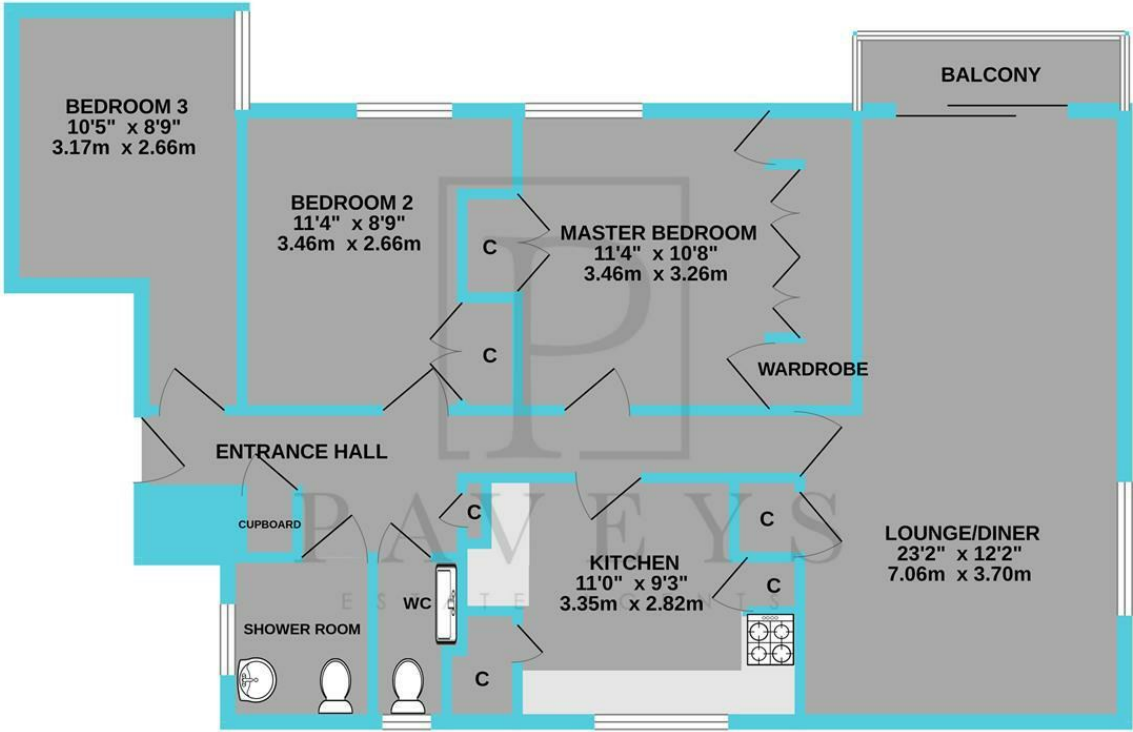

~~~~~GUIDE PRICE £240,000-£250,000~~~~~

NO ONWARD CHAIN!! Located on the seafront at Frinton-on-Sea is this THREE DOUBLE BEDROOM 3RD FLOOR APARTMENT with BALCONY & VIEWS. This property offers direct views of the greensward and sea and is conveniently positioned within easy reach of Connaught Avenue and all amenities. Key features include a lounge/diner with balcony, kitchen with integrated appliances, three double bedrooms, shower room, cloakroom and parking space. 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. The Lease for the property has been extended. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 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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COMMUNAL ENTRANCE HALL

Double glazed windows and entrance doors to front aspect, security entry phone system, stairs and lifts to all floors.

ENTRANCE HALL

Entrance door, level access to all areas, security entry phone system, parquet flooring, smooth ceiling, three built in cupboards, doors leading to all rooms.

LOUNGE/DINER 23'2 x 12'2 (7.06m x 3.71m)

Double glazed sliding patio doors with access to the balcony with views to the sea, double glazed window to side. smooth ceiling, parquet flooring, radiator.

BALCONY

Surrounded by a glass balustrade with uninterrupted views over the greensward and seafront.

KITCHEN 11' x 9'3 (3.35m x 2.82m)

Matching eye level and base level units, double glazed window to rear, tiled flooring, part tiled walls, 1 and 1/2 bowl drainer sink, integrated oven and gas hob, built in dishwasher, wall mounted boiler (N/T), space and plumbing for washing machine, built in fridge freezer, laminate work tops, two built in cupboards,

MASTER BEROOM 11'4 x 10'8 (3.45m x 3.25m)

Double glazed window to front with views to the sea, parquet flooring, smooth ceiling, fitted wardrobes, built in wardrobe, radiator.

BEDROOM TWO 11'4 x 8'9 (3.45m x 2.67m)

Double glazed window to front with views to the sea, laminate flooring, smooth ceiling, built in wardrobe, radiator.

BEDROOM THREE 10'5 x 8'9 (3.18m x 2.67m)

Double glazed window to front with views to the sea, parquet flooring, smooth ceiling, radiator.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and wet room shower area with wall mounted shower, fully tiled walls, Obscured double glazed window to rear, fully tiled walls, tanked flooring, chrome heated towel rail.

CLOAKROOM

White suite comprising of low level WC and vanity wash hand basin. Obscured double glazed window to rear, fully tiled walls and floor, chrome heated towel rail.

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.  
The Ground Rent is £100.00 per quarter.  
The Service Charges & Reserve Funds are £931.39 per quarter.

STUNNING VIEWS

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Leasehold  
Energy Performance Certificate (EPC) rating: D  
The property is connected to electric, gas, 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.