





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

Offers in excess of

£200,000

LEASEHOLD

- First Floor Seafront Apartment
- Two Double Bedrooms With Sea Distant Sea Views
- Walking Distance To Frinton's Town Centre
- Well Presented Throughout
- 23'7" Lounge/Diner With Balcony
- No Onward Chain
- Covered Parking Space
- Communal Gardens & Library
- EPC Rating E/ Council Tax Band - C

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FENTONS
ESTATE AGENTS

Located on the Seafront in the sought after coastal town of Frinton-on-sea, inside Frinton's prestigious 'Gates', Fentons Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT. The property offers spacious accommodation with DISTANT SEA VIEWS and is conveniently positioned within two hundred metres of shopping amenities in Connaught Avenue and within a quarter of a mile of Frinton's mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal entrance door with security entry system leading to communal hallway with stairs and lift to all floors.

First Floor
Obscured hardwood entrance door leading to:-

Hallway
Three built in storage cupboards. Doors to all rooms. Door to:

Master Bedroom
10'7" x 10'2"
Built in double wardrobe. Further built in wardrobes to one wall. Electric night storage heater. Sealed unit double glazed window to front with distant sea views.

Bedroom Two
10'7" x 8'9"
Built in double wardrobe. Sealed unit double glazed window to front with distant sea views.

Bathroom
White suite comprises panelled bath with shower attachment. Vanity wash hand basin. Part tiled walls. Heated towel rail. Two obscured sealed unit double glazed windows to side.

Separate W/C
Low level W/C. Vanity wash hand basin with tiled splashback. Heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen
9'3" x 9'
Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Corner display units. Built in eye level double oven. Plumbing for washing machine and dishwasher. Integrated fridge with freezer compartment. Part tiled walls. Two built in storage/larder cupboards. Sealed unit double glazed window to side.

Living Room/Dining Room
23'7" x 11'8"
Built in airing cupboard. Fitted display shelving and storage cupboards. Two electric night storage heaters. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors giving access to:

Balcony
Distant Sea views and church views.

Communal Areas
Communal library. Communal gardens. Private undercover parking space.

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.

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.

REFERRAL FEES

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

Material Information - Leasehold Property











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Tenure: Leasehold
Length of lease (years remaining): 33
Annual ground rent amount (£): TBC
Ground rent review period (year/month):
Annual service charge amount (£): 3600 including buildings insurance
Service charge review period (year/month):

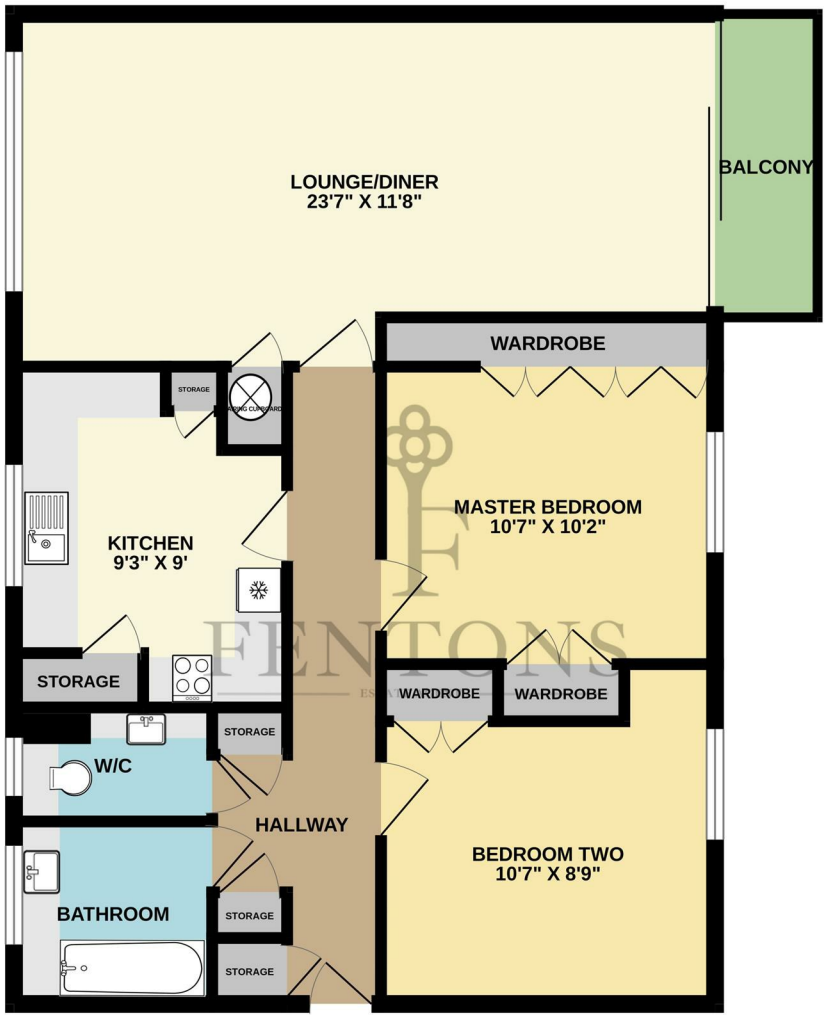
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 Per Annum

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

FIRST 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

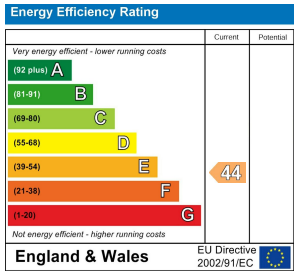
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Council Tax Band

D





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