



Flat 15 Kings House, The Esplanade

Frinton-On-Sea, CO13 9AS

Price £240,000 Leasehold - Share of Freehold

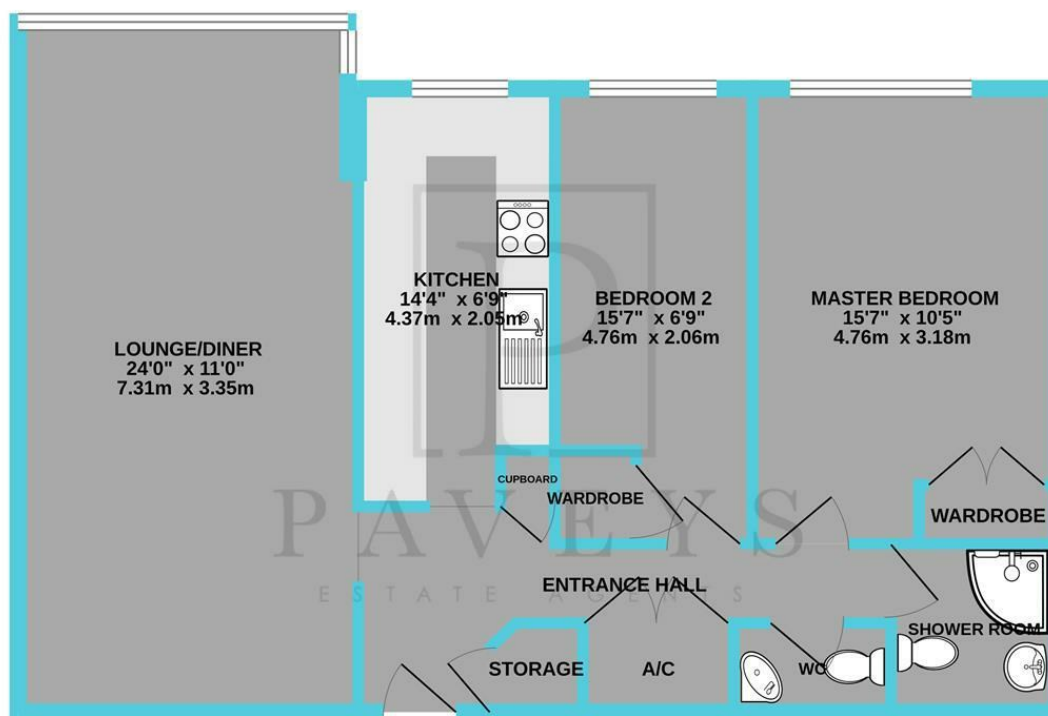


PAVEYS  
ESTATE AGENTS

NO ONWARD CHAIN Paveys are delighted to offer for sale this **KINGS HOUSE SEAFRONT APARTMENT** positioned on The Esplanade in Frinton-on-Sea. This wonderful 4th floor property offers wonderful direct views over Frinton's greensward and seafront and is perfectly positioned close to the shops, cafes and restaurants in Connaught Avenue. The property benefits from a bright and sunny lounge diner, kitchen and two bedrooms, all of which benefit from the wonderful views. In addition there is a fully fitted shower room, separate cloakroom, garage, and Share of the Freehold. We have keys! Call Paveys to arrange your appointment to view.



FOURTH FLOOR  
785 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA - 785 sq.ft. (73.0 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		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	EU Directive 2002/91/EC	77	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### COMMUNAL ENTRANCE HALL

Communal entrance door, security entry phone system, stairs and lift to all floors.

#### ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, built in cloaks cupboard, built in airing cupboard housing wall mounted boiler, hot water tank and immersion heater, built in storage cupboard, radiator.

#### LOUNGE DINER 24' x 11' (7.32m x 3.35m)

Double glazed windows to front affording wonderful views of Frinton's seafront and greensward, fitted carpet, coved ceiling, wall lights, TV point, radiator.

#### KITCHEN 14'4 x 6'9 (4.37m x 2.06m)

Over and under counter units, wood effect work tops, inset stainless steel sink and drainer with mixer tap, breakfast bar. Built in Siemens eye level double oven, Electric hob with stainless steel extractor hood over, integrated fridge freezer, space and plumbing for dishwasher and washing machine. Double glazed window to front affording wonderful views of Frinton's seafront and greensward, laminate flooring, coved ceiling, part tiled walls, under unit lighting.

#### MASTER BEDROOM 15'7 x 10'5 (4.75m x 3.18m)

Double glazed window to front affording wonderful views of Frinton's seafront and greensward, fitted carpet, coved ceiling, built in wardrobe with storage above, radiator.

#### BEDROOM TWO 15'7 x 6'9 (4.75m x 2.06m)

Double glazed window to front affording wonderful views of Frinton's seafront and greensward, fitted carpet, coved ceiling, built in wardrobe with storage above, radiator.

#### SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Laminate flooring, fully tiled walls, extractor fan, heated towel rail.

#### CLOAKROOM

White low level WC and wash hand basin. Fitted carpet, extractor fan.

#### COMMUNAL GARDENS

The property is set in beautifully maintained communal gardens which are laid to lawn with flower and shrub borders.

#### GARAGE

No 23, located in a block to the rear of Kings House, up and over door, power and light connected (not tested by Agent).

#### FRINTON'S SEAFRONT

#### LEASE & SERVICE CHARGE INFORMATION

The property will be sold with a Share of the Freehold.  
The property has a Lease Term of 999 with approximately 950 years remaining.  
The property is managed by Kings House Residents Association.  
The Annual Service Charges are approximately £2,127 per annum (2025).

#### IMPORTANT INFORMATION

Council Tax Band: C  
Tenure: Leasehold - Share of Freehold  
Energy Performance Certificate (EPC) rating: C  
The property is connected to electric, gas, mains water and sewerage.

#### 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.