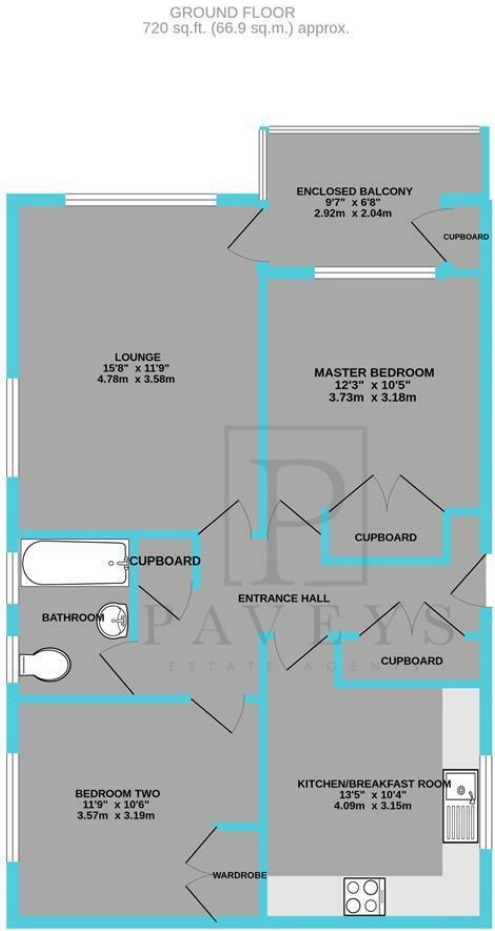


NO ONWARD CHAIN!
SEAFRONT APARTMENT - INSIDE THE FRINTON GATES

A SUPERB TWO DOUBLE BEDROOM FIRST FLOOR SEAFRONT APARTMENT with ENCLOSED BALCONY and UNINTERRUPTED SEA & GREENSWARD VIEWS. The apartment is centrally positioned a short walk from the beach, shops and restaurants in Connaught Avenue and Frinton Railway Station which makes it an ideal seaside residence! Key features include a bright and airy lounge with attached enclosed balcony both offering beautiful views, good size kitchen breakfast room, two double bedrooms, both with built in wardrobes, bathroom, garage and a Share of the Freehold. An internal viewing is highly recommended in order to appreciate this property and gorgeous views. Call Paveys today to arrange your appointment!



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



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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

Glazed entrance door to front aspect, glazed door to rear, security entry phone system, stairs to all floors.

ENTRANCE HALL

Private entrance door, security entry phone, laminate flooring, smooth ceiling, spot lights, built in cloaks cupboard, built in storage cupboard, radiator.

LOUNGE 15'8 x 11'9 (4.78m x 3.58m)

Double glazed windows to front and side aspects affording beautiful uninterrupted views of sea, greensward and the Frinton Esplanade, fitted carpet, coved ceiling, TV point, door to enclosed Balcony, radiator.

ENCLOSED BALCONY 9'7 x 6'8 (2.92m x 2.03m)

Large double glazed picture windows to front and side aspects affording beautiful uninterrupted views of sea, greensward and the Frinton Esplanade, laminate flooring, coved ceiling, built in cupboard.

KITCHEN BREAKFAST ROOM 13'5 x 10'4 (4.09m x 3.15m)

High gloss over and under counter units, work tops, inset stainless steel and drainer with mixer tap. Built in oven and electric hob with extractor over, space and plumbing for washing machine and dishwasher, space for fridge freezer, cupboard housing wall mounted boiler. Double glazed window to side, laminate flooring, coved ceiling, tiled splash backs, radiator.

MASTER BEDROOM 12'3 x 10'5 (3.73m x 3.18m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM TWO 11'9 x 10'6 (3.58m x 3.20m)

Double glazed window to side, fitted carpet, coved ceiling, built in wardrobe, TV point, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and bath with shower and screen. Two double glazed windows to side, vinyl flooring, part tiled walls, coved ceiling, chrome heated towel rail.

COMMUNAL GARDENS

Well maintained communal gardens, laid to lawn with flower and shrub borders, retaining wall.

GARAGE

Located in a block to the rear of the property, up and over door.

IMPORTANT INFORMATION

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

LEASE & CHARGES

The property will be sold with a Share of the Freehold.
The Lease Term is 999 years.
The Service Charges from 1 April 2022 to 31st March 2023 are approx £1,000.

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.

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.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.