



13 Kings House, The Esplanade

Frinton-On-Sea, CO13 9AS

Price £399,995 Leasehold - Share of Freehold



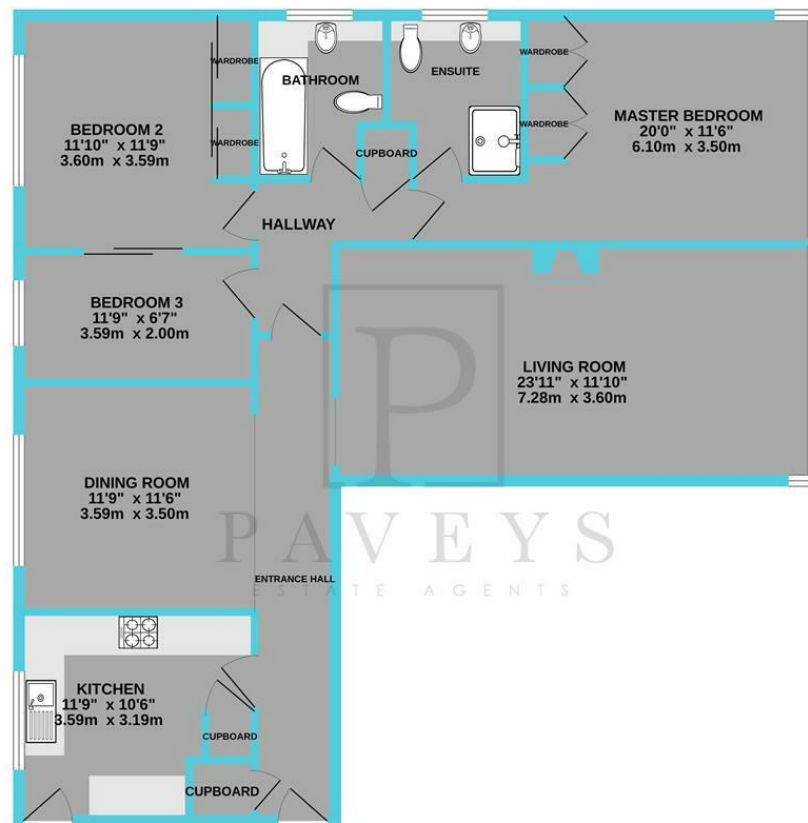
PAVEYS
ESTATE AGENTS

THREE BEDROOM SEAFRONT APARTMENT

Paveys are delighted to bring to the market this "KINGS HOUSE" SEAFRONT APARTMENT with STUNNING SEA & GREENSWARD VIEWS, GARAGE. An internal viewing is highly recommended in order to appreciate this light and airy spacious property which offers 1078 sq ft of accommodation comprising of a lounge with sea views, kitchen, dining room, large master bedroom with ensuite shower room, two further bedrooms and bathroom. The apartment is positioned on the third floor of Kings House and offers stunning views over Frinton's greensward, beach huts, sandy beach and sea. Kings House is conveniently positioned close to the shops, restaurants and eateries in Connaught Avenue, Frinton's popular sporting clubs and railway station with services to Colchester, Chelmsford and Central London. The apartment is to be sold with a Share of the Freehold and NO ONWARD CHAIN. We have keys!!!! Call today to arrange your appointment to view.



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. Made with Mettler 12025

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		70	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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, coved ceiling, built in cupboard, open access to Dining Room, door to Inner Hall, radiator.

LOUNGE 23'11 x 11'10 (7.29m x 3.61m)

Double glazed bay window to front with stunning panoramic views over Frinton's greensward, beautiful beach and sea, fitted carpet, coved ceiling, feature fireplace with surround and hearth, wall lights, TV point, radiator.

KITCHEN 11'3 x 11' (3.43m x 3.35m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in double oven, gas hob with extractor over, space and plumbing for dishwasher, cupboard housing wall mounted boiler (not tested by Agent), space for fridge freezer. Double glazed window to rear, UPVC door to rear balcony, vinyl flooring, coved ceiling, fully tiled walls, serving hatch to Dining Room, built in storage cupboard.

DINING ROOM 11'2 x 11' (3.40m x 3.35m)

Double glazed window to rear, fitted carpet, coved ceiling, wall lights, serving hatch, radiator.

INNER HALL

Fitted carpet, coved ceiling, built in airing cupboard, radiator.

MASTER BEDROOM 19'7 x 10'4 (5.97m x 3.15m)

Double glazed windows to front and side aspects with stunning panoramic views over Frinton's greensward, beautiful beach and sea, fitted carpet, coved ceiling, built in double wardrobes with storage above, wall lights, door to Ensuite, radiator.

EN SUITE TO MASTER BEDROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, laminate flooring, fully tiled walls, radiator.

BEDROOM TWO 12'8 x 11' (3.86m x 3.35m)

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobes with sliding doors, radiator.

BEDROOM THREE 11' x 6'9 (3.35m x 2.06m)

Double glazed window to rear, fitted carpet, coved ceiling, sliding doors to Bedroom Two, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Double glazed window to side, laminate flooring, coved ceiling, fully tiled walls, radiator.

COMMUNAL GARDENS

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

GARAGE

Located in a block to the rear of Kings House, up and over door, power and light connected (not tested by Agent).

VIEWS

LEASE & SERVICE CHARGE INFORMATION

We are advised by the Vendor:

The Lease Term is approximately 89 years plus.

The Ground Rent is Waived.

The property is managed by Kings House Residents Association.

The Annual Services charges £3,341.37 per annum (over 2 payments April & October).

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Share of Freehold

Energy Performance Certificate (EPC) rating: TBC

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.

MONEY LAUNDERING REGULATIONS 2017

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.

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.