



27 Astell Court, The Crescent
Frinton-On-Sea, CO13 9BT

Price £360,000 Leasehold - Share of Freehold

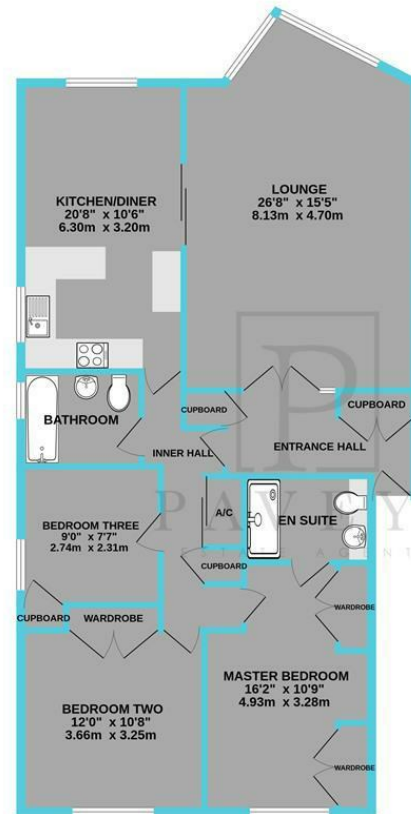


PAVEYS
ESTATE AGENTS

Paveys are delighted to offer for sale this BEAUTIFUL ASTELL COURT APARTMENT with GARAGE benefitting from views over the Crescent Gardens and a short stroll from Frinton's greensward and Blue Flag Beach. This spacious FIRST FLOOR property is to be sold with NO ONWARD CHAIN and offers an elegant 26ft lounge, kitchen diner, three bedrooms, en-suite shower room, bathroom and ample storage throughout. The property also benefits from an approximate 148 year lease, security entry system, garage and a Share of the Freehold. It is set in pretty communal gardens with communal parking and is within easy reach of the shops, cafes & restaurants in Connaught Avenue, Frinton Free Church and Frinton Railway Station with services to Chelmsford & Central London. An early viewing appointment is advised! Call Paveys to arrange your appointment to view.



GROUND FLOOR
1177 sq.ft. (109.3 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 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

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

Glazed doors to rear, security entry system, stair flight to all floors.

ENTRANCE HALL

Private entrance door, security entry system, coved ceiling, storage cupboard, double cloaks cupboard, glazed double doors to Lounge, fitted carpet, radiator.

LOUNGE 26'8 x 15'5 (8.13m x 4.70m)

Double glazed bay window to front with views over The Crescent Gardens, fitted carpet, coved ceiling, wall lights, feature ornate fireplace with surround and hearth, TV point, sliding door to Dining Room, two radiators.

KITCHEN DINER 20'8 x 10'6 (6.30m x 3.20m)

Double glazed window to front and side aspects, coved ceiling, modern high gloss units, granite work tops, tiled splash backs, under mount sink with inset drainer grooves, built in AEG oven and hob, extractor above, integrated fridge freezer, integrated washing machine, fitted carpet, vinyl tile effect floor, radiator.

INNER HALL

Coved ceiling, built in airing cupboard, built in double cupboard housing hot water tanks, fitted carpet.

MASTER BEDROOM 16'2 x 10'9 (4.93m x 3.28m)

Double glazed window to rear, coved ceiling, range of fitted bedroom furniture including wardrobes and drawers, door to En-Suite, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising of low level W/C, vanity wash hand basin, built in wall mounted cupboards, large double shower with power shower, fully tiled walls and floor, heated towel rail.

BEDROOM TWO 12' x 10'8 (3.66m x 3.25m)

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

BEDROOM THREE 9' x 7'7 (2.74m x 2.31m)

Double glazed window to side, coved ceiling, built in cupboard housing boiler (not tested), fitted carpet, radiator.

BATHROOM

Double glazed window to side, modern white suite comprising of a low level W/C, vanity wash hand basin, panelled bath with shower over bath and glass shower screen, fully tiled walls and floor, heated towel rail.

COMMUNAL GARDENS & PARKING

Beautifully maintained gardens that wrap around the property, laid to lawn with flower borders. Communal parking to the rear.

GARAGE

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

LEASE & SERVICE CHARGE INFORMATION

The Property will be sold with a Share of the Freehold.
The Property has a Lease Term of approximately 147 years remaining.
The Service Charge is £1,780.00 (payable in two instalments)
The Buildings Insurance is £383.00 per annum.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Leasehold - Share of the 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.

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.