



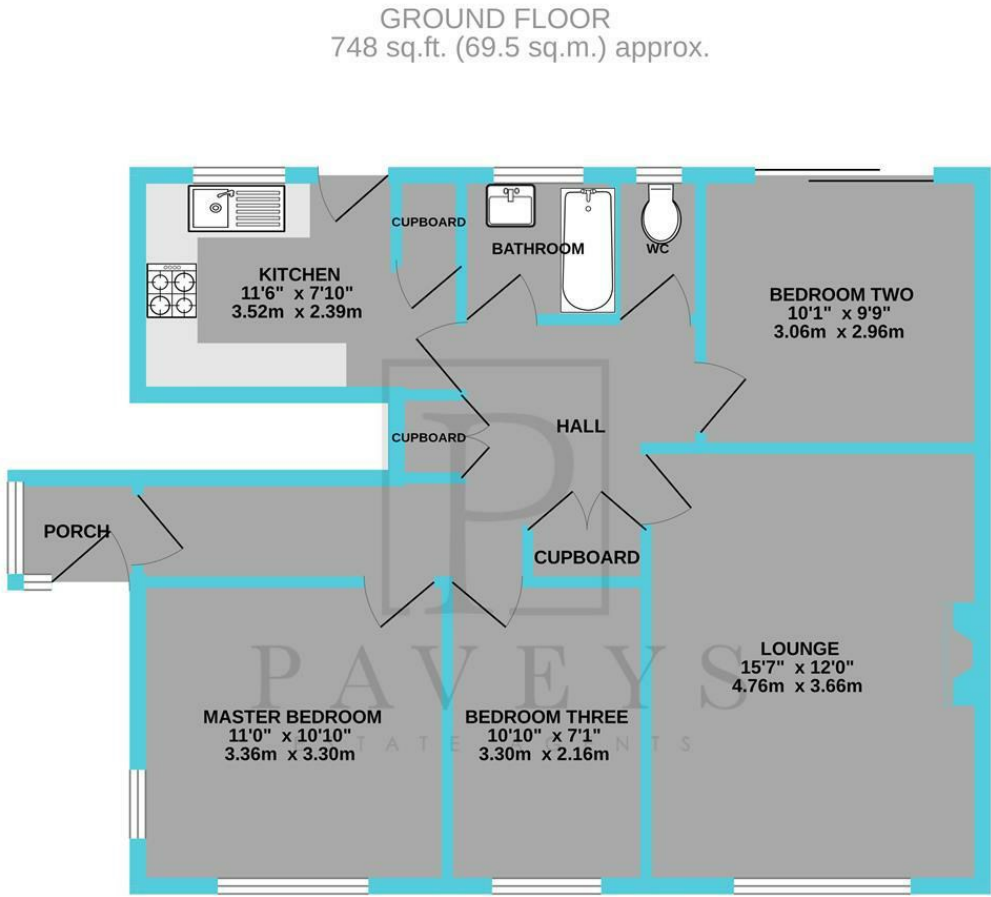
Flat 3, Queens Court, Queens Road
Frinton-On-Sea, CO13 9BL

Price £279,995 Leasehold

A rare opportunity to purchase this TOWN CENTRE GROUND FLOOR GARDEN FLAT with GARAGE located in the heart of Frinton-on-Sea. This great property forms part of a small development centrally positioned just off of Connaught Avenue and within a short stroll to the beach and greensward. The accommodation offers a lounge, kitchen, three bedrooms, bathroom, separate cloakroom and a private south westerly facing garden. It will be sold with NO ONWARD CHAIN & A 936 YEAR LEASE TERM. Frinton's popular golf, tennis and cricket clubs are within easy reach as well as Frinton Railway Station with services to Colchester and London Liverpool Street. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
		76			
		57			
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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- PORCH**
Private UPVC double glazed entrance door and side panel to front aspect, fitted carpet.
- ENTRANCE HALL**
Newly fitted stable door to Entrance Hall, fitted carpet, built in double cloaks cupboard, built in cupboard, radiator.
- LOUNGE 15'7 x 12' (4.75m x 3.66m)**
Double glazed window to front, fitted day and night blinds fitted carpet, coved ceiling, fire surround and hearth, TV point, radiator.
- KITCHEN 11'6 x 7'10 (3.51m x 2.39m)**
Newly fitted kitchen, over and under counter units, work tops, inset sink and drainer with mixer tap. Electric cooker with extractor over, space for fridge freezer, space and plumbing for dishwasher, cupboard housing wall mounted boiler (not tested by agent). Double glazed door and window to rear garden, vinyl flooring, part tiled walls, built in cupboard housing with space and plumbing for washing machine.
- MASTER BEDROOM 11' x 10'10 (3.35m x 3.30m)**
Double glazed windows to front and side aspects, fitted day and night blinds, fitted carpet, coved ceiling, TV point, large fitted wardrobe with sliding doors, radiator.
- BEDROOM TWO 10'1 x 9'9 (3.07m x 2.97m)**
Double glazed double doors to rear garden, fitted carpet, coved ceiling, TV point, electric blind outside double doors, radiator.
- BEDROOM THREE 10'10 x 7'1 (3.30m x 2.16m)**
Double glazed window to front, fitted day and night blinds, fitted carpet, coved ceiling, radiator.
- SHOWER ROOM**
Newly fitted white suite comprising vanity wash hand basin and walk in shower and screen. Double glazed window to rear, vinyl flooring, part tiled walls, radiator.
- CLOAKROOM**
Double glazed window to rear, fitted day and night blind, white low level comfort WC, vinyl flooring.
- OUTSIDE REAR**
Private south westerly facing garden, paved for low maintenance flower and shrub borders, lawn area, outside tap, shed, side access to front, access ramp to Kitchen door. External double electric point, outside lighting, electric blind to the rear of the double doors.
- GARAGE**
Located in block to the rear of the property, up and over door.

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, mains water and sewerage.

LEASE & SERVICE CHARGE INFORMATION
The Vendor has advised:

The property has the benefit of a 999 year Lease from 1960 (approx 934 years remaining).
Ground Rent: £20 P/A
Service Charge: £403 P/A

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.

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.

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.