



Flat 1 The Grand, The Esplanade

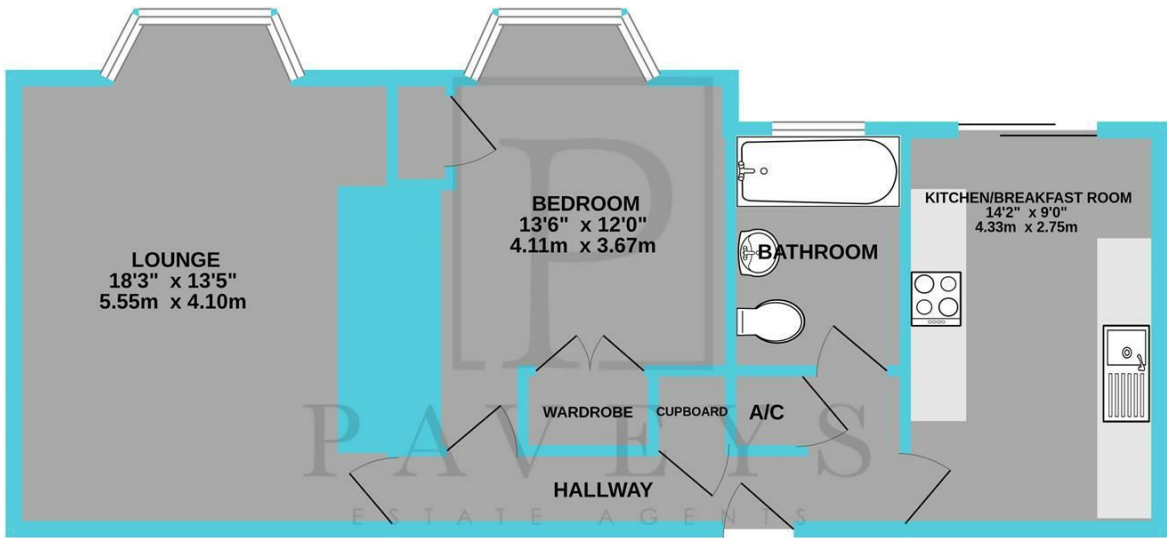
Frinton-On-Sea, CO13 9DS

Offers in excess of £199,995 Leasehold

We are delighted to bring to the market this BEAUTIFUL CHARACTER OVER 55'S APARTMENT with PRIVATE PATIO situated within the former Victorian Grand Hotel on Frinton's picturesque Esplanade. This gorgeous bright & sunny property is located on the ground floor and offers views over the greensward and sea. Key features include a great size lounge with large bay window and high ceiling, kitchen diner with patio doors to the patio, master bedroom with large bay window and built in wardrobe and bathroom. The Grand is an impressive Victorian character property, built circa 1896, which overlooks Frinton's famous greensward, clock tower and beach huts. It offers well maintained communal gardens, a wonderful reception hall, security entry system, beautiful staircase and lift to all floors and allocated parking. An early viewing is advised in order to appreciate this property and location. Call Paveys to arrange your appointment to view!



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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 RECEPTION HALL

Communal entrance door leading to the spacious Reception Hall, fitted carpet, beautiful staircase to all floors, lift to all floors, ornate ceiling, security entry system, Dimplex electric radiator.

ENTRANCE HALL

Private entrance door, security entry phone, fitted carpet, built in cupboard, cupboard housing electric water heated (not tested by agent), emergency pull cord, Dimplex electric radiator.

LOUNGE 18'4 x 13'5 (5.59m x 4.09m)

Large double glazed bay window to side with views over Fourth Avenue to the greensward and sea, fitted carpet, wonderful high smooth and coved ceiling, TV point, two Dimplex electric radiators.

KITCHEN DINER 14'2 x 12' (4.32m x 3.66m)

Beech fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in electric oven and hob with extractor and splash back over, integrated fridge freezer, space and plumbing for washing machine. Double glazed sliding patio doors to private patio area, vinyl flooring, smooth and coved ceiling, Dimplex electric radiator.

BEDROOM 13'6 x 12' (4.11m x 3.66m)

Large double glazed bay window to side with views over Fourth Avenue to the greensward and sea, fitted carpet, wonderful high smooth and coved ceiling, double built in wardrobe, fitted wardrobe and drawer units, Dimplex electric radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and shower attachment over. Double glazed window to side, vinyl flooring, part tiled walls, electric chrome radiator, Dimplex wall heater.

COMMUNAL GARDENS & PARKING

Mature communal gardens, allocated parking.

THE PATIO

THE GRAND

LEASE & CHARGES INFORMATION

The property has a Lease Term of 189 years from 24th June 2000. The Annual Service Charge is £2,335.72 per annum. There is a maintenance reserve fund for any maintenance works if required.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: E
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 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.

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.