PAVEYS
ESTATE AGENTS

Flat F Frinton Court, The Esplanade

Frinton-On-Sea, CO13 9DP

Offers in excess of £250,000 Leasehold















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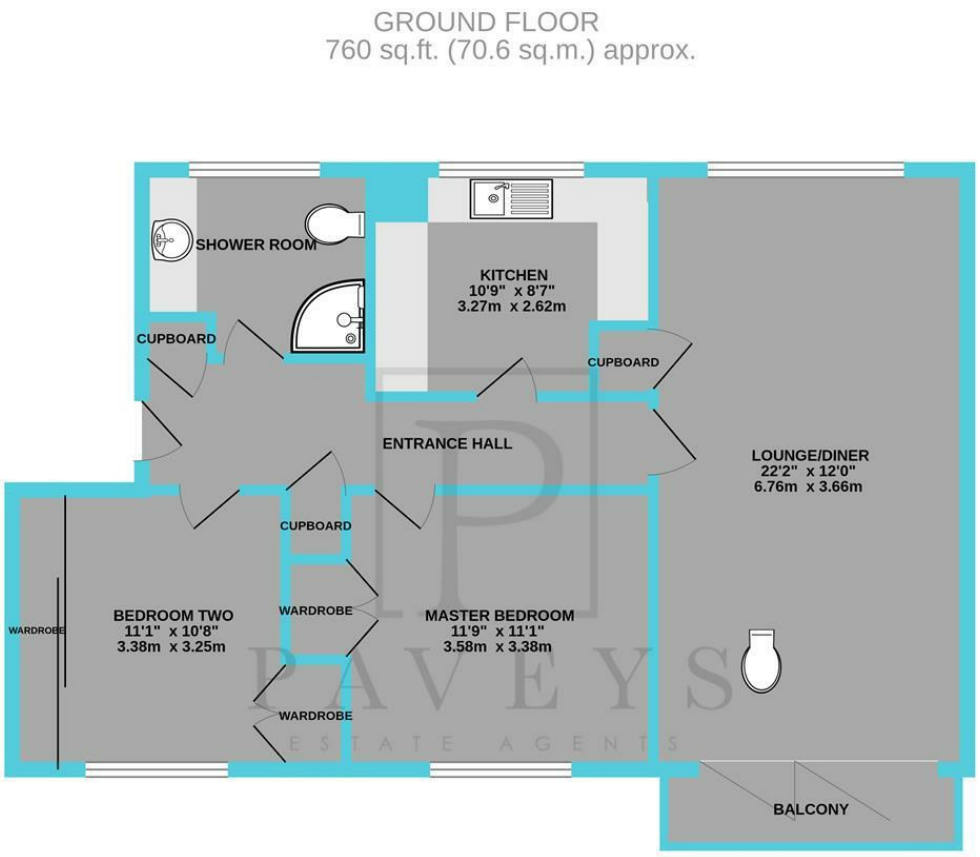
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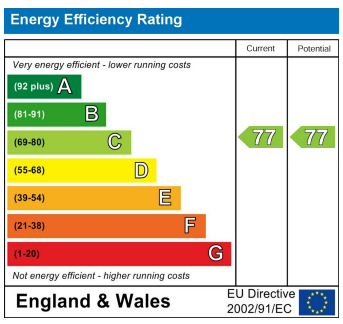
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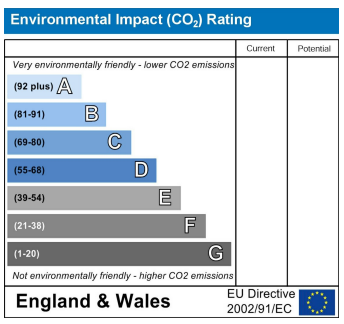
KEYS TO VIEW!! Beautiful Third Floor Seafront Apartment | NO ONWARD CHAIN

Enjoying a prime seafront position with stunning views across the sea and greensward, this exceptional third-floor apartment is offered with NO ONWARD CHAIN and has been finished to an outstanding specification throughout. The property features two generous double bedrooms and a bright, spacious lounge/diner with bifold doors to the seafront balcony where you can make the most of the sunny aspect and breathtaking coastal outlook. The contemporary kitchen is beautifully appointed with a range of high-end integrated appliances, while the stylish shower room has been finished to an excellent standard. Further benefits include allocated parking and a remaining lease of approximately 91 years, making this an ideal permanent residence, holiday home, or investment opportunity. The property lies central to Frinton's gorgeous BLUE FLAG BEACH, shops, restaurants and eateries in Connaught Avenue and Frinton Railway Station with services to Central London. We have keys! Call us today to arrange a viewing!









FLAT F FRINTON COURT THE ESPLANADE FRINTON-ON-SEA

TOTAL FLOOR AREA : 760 sq.ft. (70.6 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

Communal entrance doors, security entry phone system, stair and lift to all floors.

ENTRANCE HALL

Private composite entrance door, security entry phone system, LVT flooring, built in cupboards, sliding door to Lounge/Diner, radiator with cover.

LOUNGE DINER 22'2 x 12' (6.76m x 3.66m)

Double glazed window to rear, double glazed bi fold doors to front leading to the seafront balcony with beautiful sea and greensward views, fitted carpet, smooth ceiling, bespoke fire surround and matching shelving, inset gas fire (not tested by Agent), wall light, built in cupboard, panel radiators.

BALCONY

Private seafront balcony with beautiful sea and greensward views, glass and steel balustrade.

KITCHEN 10'9 x 8'7 (3.28m x 2.62m)

Neutral mink over and under counter units, Quartz work tops, inset undermount sink with mixer tap. Bosch built in eye level oven and microwave, electric hob with extractor hood over, integrated dishwasher and fridge freezer, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear, LVT flooring, smooth ceiling, tiled splash backs, under unit lighting.

MASTER BEDROOM 11'9 x 11'1 (3.58m x 3.38m)

Double glazed window to front with beautiful sea and greensward views, fitted carpet, smooth ceiling, feature panel wall, wall lights, built in wardrobe, radiator with cover.

BEDROOM TWO 11'1 x 10'8 (3.38m x 3.25m)

Double glazed window to front with beautiful sea and greensward views, LVT flooring, smooth ceiling, built in wardrobe with sliding doors, radiator with cover.

SHOWER ROOM

Modern white suite comprising of low level WC, range of over and under counter units, quartz work tops with inset vanity wash hand basin and corner shower cubicle. Double glazed window to rear, LVT flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

COMMUNAL GARDENS

The property is set in well maintained communal gardens with pretty flower borders.

PARKING

The property has the benefit of an allocated parking space.

VIEWS

LEASE & SERVICE CHARGES

The property has a Lease term of approximately 91 years.
Service Charge approximately £3600 P/A includes buildings insurance and Ground Rent.
Advised by vendor.

IMPORTANT INFORMATION

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

AGENTS NOTES

The property has the benefit of new double glazing, including bi fold doors, within the last 2 years.

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 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 £48 (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 our 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.