



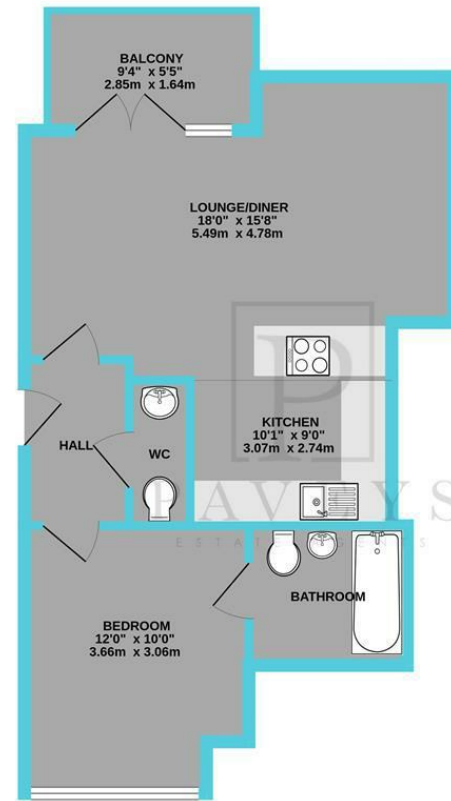
Apartment 5 Seagrove, Harold Road  
Frinton-On-Sea, CO13 9FD

Offers in excess of £220,000 Leasehold



PAVEYS  
ESTATE AGENTS

Paveys have the pleasure in offering this LUXURY PENTHOUSE APARTMENT with BALCONY in a prime location a short walk from Frinton's greensward and beautiful beach. Key features include a spacious lounge diner with patio doors to the private balcony, modern kitchen, double bedroom, en-suite bathroom, separate cloakroom and allocated parking space. The apartment forms part of the stylish "Seagrove" development constructed in 2013 and is finished with high end fixtures and fittings including Roca bathroom suites, Smeg kitchen appliances, granite work surfaces, sash windows, internal oak doors and under floor heating throughout. The development is set in established communal gardens with security video entry phone, lift to all floors, outside drying area, covered bike and mobility area (with power point for charging). The shops and amenities in Connaught Avenue are a short stroll away. An internal viewing is highly recommended in order to appreciate this property and location. Call Paveys to arrange your appointment to view.

GROUND FLOOR  
498 sq.ft. (46.2 sq.m.) approx.TOTAL FLOOR AREA: 498 sq.ft. (46.2 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 is given 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		81	81
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

### COMMUNAL ENTRANCE HALL

Communal entrance door, security video entry system, stair flight and lift to all floors.

### ENTRANCE HALL

Private entrance door, security video entry system, tiled floor, under floor heating, smooth ceiling, spot lights.

### CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. Tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights, wall mirror, fitted cabinet.

### OPEN PLAN LOUNGE & KITCHEN 19'3 x 13'7 (5.87m x 4.14m)

Double glazed double doors and full height picture window to South facing Balcony, two remote controlled double glazed Velux windows to side, fitted carpet, under floor heating, smooth ceiling, spot lights, wall lights, TV point, open access to Kitchen.

### KITCHEN 10'1 x 9' (3.07m x 2.74m)

Range of modern over and under counter units, work tops, inset undermount sink with mixer tap. Smeg electric oven and hob with ceiling extractor over, Smeg integrated microwave, integrated fridge freezer and dishwasher. Tiled floor, under floor heating, smooth ceiling, spot lights, tiled splash backs.

### BALCONY 9'4 x 5'4 (2.84m x 1.63m)

South facing balcony with tiled floor, retaining wrought iron balustrade, exterior lighting.

### BEDROOM 12'1 x 10'2 (3.68m x 3.10m)

Double glazed sash windows to rear with views over the communal gardens, fitted carpet, under floor heating, smooth ceiling, spot lights, door to En Suite Bathroom, fitted wardrobe.

### BATHROOM 7'1 x 6'3 (2.16m x 1.91m)

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Tiled flooring, under floor heating, fully tiled walls, smooth ceiling, spot lights.

### OUTSIDE

The property is set in established landscaped gardens with mature bedding plants and hedgerows. In addition there is an outside drying area, covered bike and mobility area (with power point for charging).

### PARKING

The property has the benefit of an allocated parking space.

### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: B

The property is connected to electric, mains water and sewerage.

### LEASE & CHARGES INFORMATION

The Vendor has advised:

The property has the benefit of a 125 year Lease (from 2014) with 114 years remaining.

The Ground Rent is £250.00 per annum.

The Service Charge is approximately £1,887,00 per annum.

### 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.