



Flat 18, Frinton Lodge, The Esplanade

Frinton-On-Sea, CO13 9HE

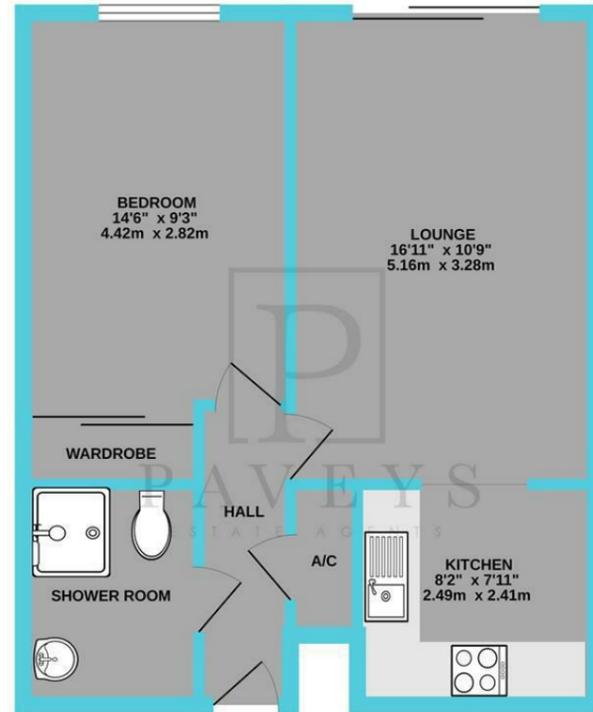
Offers in excess of £140,000 Leasehold



NO ONWARD CHAIN! An OVER 55'S SEAFRONT APARTMENT with GORGEOUS SEA & GREENSWARD VIEWS. This ground floor apartment is located in the popular Frinton Lodge development in Frinton-on-Sea which offers a residents lounge (with sea views), on site manager, guest suite, 24 hour Appello alarm system, security entry phone system, communal gardens and parking. Key features include a lounge diner, kitchen, double bedroom with wardrobe, shower room and careline alarm system. The development is located a short distance from the shops and amenities in Connaught Avenue. Call Paveys to arrange your appointment to view. **WE HAVE KEYS!**



GROUND FLOOR



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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		87	(92 plus) A
(81-91) B		77	(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ENTRANCE HALL

Entrance door, security entry phone system, coved and textured ceiling, fitted carpet, built in airing cupboard, electric storage heater, emergency pull cord.

LOUNGE / DINER 16'11 x 10'9 (5.16m x 3.28m)

Double glazed patio doors to patio, fitted carpet, coved ceiling, open access to Kitchen, emergency pull cord, storage heater.

KITCHEN 8'2 x 7'11 (2.49m x 2.41m)

Over and under counter units, roll edge worktops, inset stainless steel sink and drainer. Built in oven, electric hob, space and plumbing for washing machine, space for fridge freezer. LVT flooring, coved ceiling, extractor fan, vinyl flooring.

BEDROOM 14'6 x 9'3 (4.42m x 2.82m)

Double glazed window to front, fitted carpet, coved ceiling, built in mirror fronted wardrobe, emergency pull cord.

SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and enclosed double shower cubicle. Fitted carpet, fully tiled walls, coved ceiling, emergency pull cord, towel rail.

OUTSIDE

The property is surrounded by well maintained communal gardens, lawn areas with attractive South facing communal patio area. There are communal gardens to the rear.

THE FRINTON LODGE DEVELOPMENT

The development has the benefit of an in house Resident Manager who lives on site.

There is a 24hr Appello Alarm System throughout the development.

There are several Guest Suites (one on each floor) for visiting family and friends to say in.

There is an on-site Laundrette.

The Communal Residents Lounge area offers many weekly social events including card evenings afternoon tea, afternoon bingo, craft afternoon, The Lounge can also be hired out for private functions ie special occasions.

A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.

LEASE DETAILS

We are advised by the Vendor - Information provided March 2024

The property has an approximate 62 year Lease term

The annual Ground Rent is £275.74.

The annual Service Charge is £2,004.43.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Leasehold.

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, 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.

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.