



Flat 1 Carnaby House, The Esplanade

Frinton-On-Sea, CO13 9HJ

Price £495,000 Leasehold

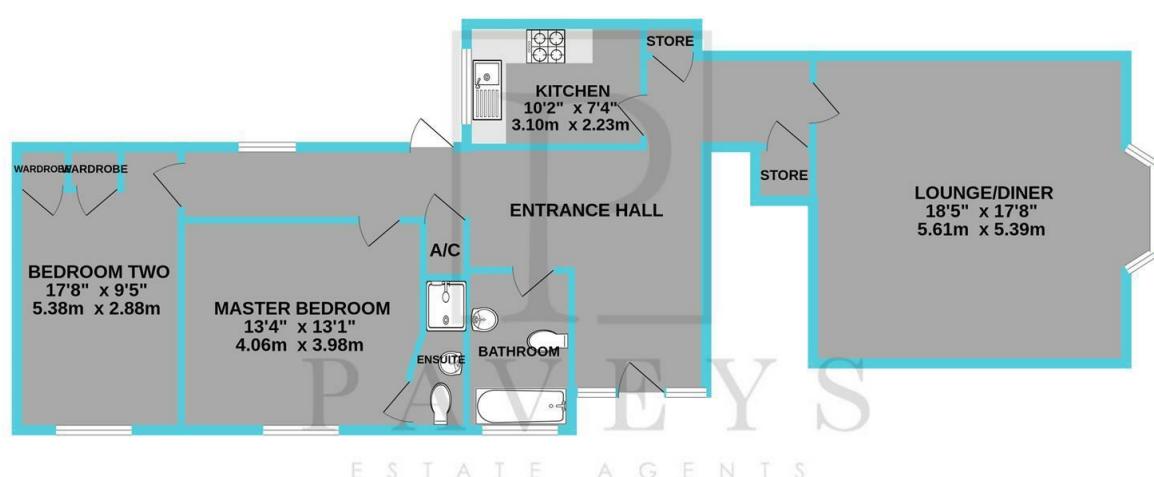
An opportunity to purchase this BEAUTIFUL GROUND FLOOR SEAFRONT APARTMENT with STUNNING views of the greensward and sea located on the Esplanade in Frinton-on-Sea. This charming character property has a stylish interior along with a wealth of original features and storage. Key features include a private entrance door, exceptionally large entrance hall, high ceilings, spacious lounge with direct stunning sea views, kitchen, two double bedrooms both having side sea views, en suite shower room to master bedroom and bathroom. There is a garage and allocated parking to the rear of the property and access to the communal gardens. It is located within easy reach of the beautiful beach, Frinton's popular golf, tennis and cricket clubs and Connaught Avenue. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys today to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B	69	72
(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		

GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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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PRIVATE ENTRANCE HALL

Private composite entrance door fronting Eton Road, two double glazed full high panel windows either side, fitted coir door matt, fitted carpet, smooth ceiling, picture rail, spot lights, built in airing cupboard, two large built in storage cupboards, double glazed sash window to rear, door to rear courtyard, radiator.

LOUNGE DINER 18'5 x 17'8 (5.61m x 5.38m)

Large double glazed bay and sash windows to side with beautiful greensward and stunning sea views, fitted carpet, smooth ceiling, picture rail, feature fireplace with inset gas fire, surround and hearth, wall lights, TV point, radiators.

KITCHEN 10'2 x 7'4 (3.10m x 2.24m)

White fronted over and under counter units, work tops, inset sink and drainer with mixer tap. Built in Miele oven, gas hob, Miele integrated dishwasher, washing machine (to remain), fridge freezer (to remain) cupboard housing wall mounted boiler (not tested by Agent). Double glazed sash window to side, vinyl flooring, smooth ceiling, spot lights, radiator.

MASTER BEDROOM 13'4 x 13'1 (4.06m x 3.99m)

Double glazed sash window to front with beautiful side sea views, fitted carpet, smooth ceiling, picture rail, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Vinyl flooring, fully tiled walls, wall mounted illuminated mirror, radiator.

BEDROOM TWO 17'8 x 9'5 (5.38m x 2.87m)

Double glazed sash windows to front with beautiful side sea views, fitted carpet, smooth ceiling, picture rail, two built in wardrobes, radiator.

BATHROOM 9'1 x 6'3 (2.77m x 1.91m)

White suite comprising low level WC, pedestal wash hand basin and bath with shower attachment over. Obscured double glazed sash windows to front, tiled flooring, part tiled walls, smooth ceiling, spot lights, wall mounted illuminated mirror, radiator.

COMMUNAL GARDENS

Beautifully maintained gardens with flowers and shrubs, paved courtyard to the rear.

GARAGE & PARKING

Private Garage (in block), up and over door, power and light connected (not tested). Allocated parking.

LEASE & CHARGES INFORMATION

The Vendor has advised that the
*Lease Term of 990 years.
*Ground Rent £0 Peppercorn Rent
*Service Charge Approx £2500 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.

IMPORTANT INFORMATION

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

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 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.