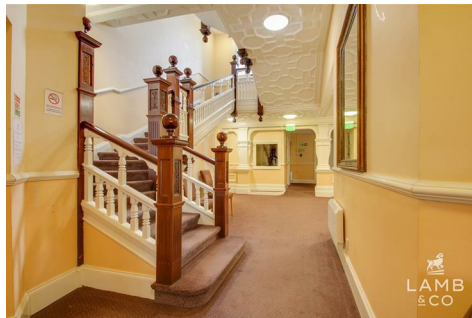




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THE ESPLANADE, FRINTON-ON-SEA, CO13 9DS OFFERS IN EXCESS OF £195,000

Occupying a highly desirable seafront position inside the Frinton gates, this well-presented, split-level apartment provides all the necessary components for a comfortable and slower-paced lifestyle. Spotless, golden sandy beaches with a parade of neat beach huts lay just a stone throw away, and Frinton's upmarket high street offering a plethora of independent cafes and antique stores is also within easy reach. The Grand is an attractive building with equally appealing communal areas, offering the perfect combination of security and resident independence.

- One Bedroom
- Kitchen/Diner
- Over 55's
- Frinton Seafront Location
- Long Lease Remaining
- No Onward Chain
- Second Floor Split-Level
- EPC C
- Character Building



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

COMMUNAL HALL:



Lift to all floors.

ENTRANCE HALL:



Please note there is a staircase inside the flat.

LIVING ROOM:

18'3 x 11'11 (5.56m x 3.63m)



KITCHEN/DINER

16'0 x 13'9 (4.88m x 4.19m)



BATHROOM:

7'8 x 5'9 (2.34m x 1.75m)



BEDROOM:

11'8 x 7'10 (3.56m x 2.39m)



OUTSIDE:

Communal parking.

ADDITIONAL INFORMATION

Council Tax Band: C

Heating: New fischer heating

Seller's Position: No onward chain

LEASEHOLD

Lease Term Remaining: 164 years approximately

Ground Rent: £0

Ground Rent Review Period: TBC

Service Charge: £3,000 approx.

Managing Agent: Boydens

AGENTS NOTE 1

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI-MONEY LAUNDERING

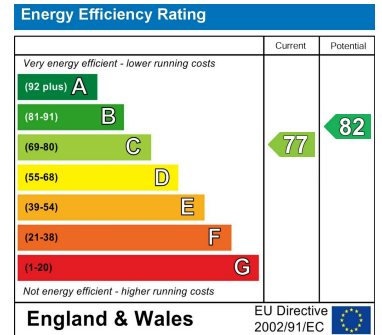
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

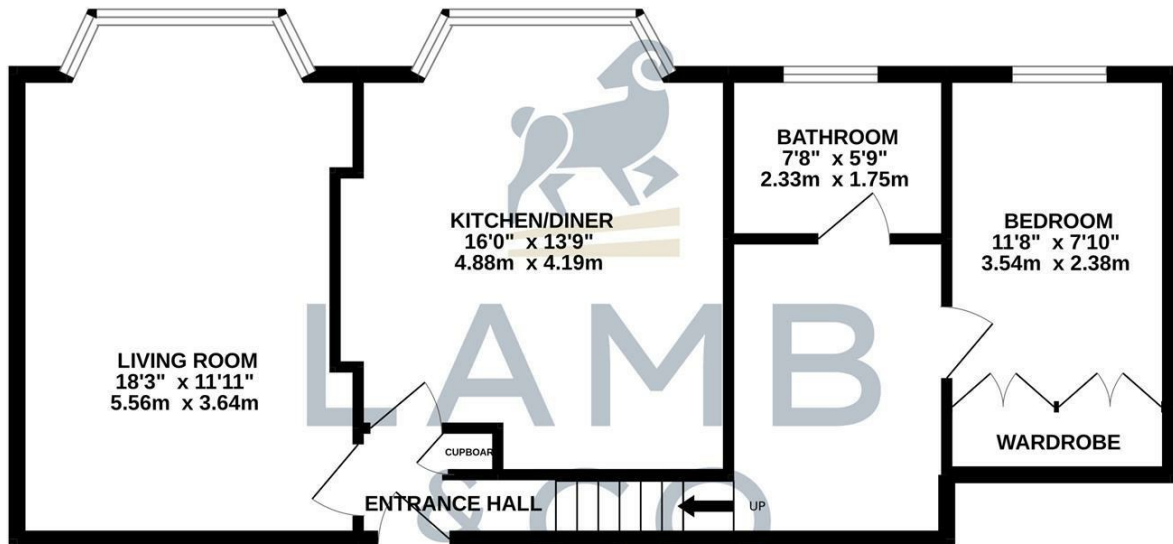


EPC Graphs



Floorplan

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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