



## Garden Court, The Esplanade Frinton-on-Sea, CO13 9DR

Occupying one of the most sought after positions of the Garden Court apartments, Sheen's Estate Agents have the pleasure in bring to market this GROUND FLOOR, THREE DOUBLE BEDROOM APARTMENT. The property offers direct stunning 'Greensward' and sea views through multiple aspect from inside the property and additionally from the south and west facing balconies. The desirable location of this apartment is within a short stroll shopping amenities, boutiques shops, cafes and restaurants in Connaught Avenue and is within three quarter of a mile of the mainline railway station with links to London Liverpool Street. Being offered with NO ONWARD CHAIN this apartment is not to be missed and an early viewing is highly recommended.

- Three Double Bedrooms
- Ground Floor Seafront Apartment
- Direct, Stunning Sea Views
- South & West Facing Balconies
- No Onward Chain
- Close To Shopping Amenities In Connaught Avenue
- Inside The Frinton 'Gates'
- Garage In Block
- Communal Gardens & Parking
- Council Tax Band - D/ EPC Rating TBC



**Price £300,000 Leasehold**

### Communal Hallway

Sealed unit double glazed communal door leading to communal hallway. Stair flight to all floors. Hardwood entrance door leading to:-



### Hallway

Built in airing cupboard housing hot water cylinder with overhead storage. Wood laminate flooring. Radiator. Doors to all rooms. Door to:-



### Kitchen

10' x 84"

Fitted with a range of matching fronted units. Speckled rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Plumbing for slimline dishwasher. Space for fridge and freezer. Part tiled walls. Wall mounted boiler. Wood laminate flooring. Corner display shelving. Fitted shelving. Sealed unit double glazed window to side.





### Bedroom 1

16'1" x 10'5"

Fitted wardrobes with overhead storage. Wood laminate flooring. Radiator. Sealed unit double glazed window to side with greensward and sea views. Sealed unit double glazed door giving access to west facing balcony.



### West Facing Balcony

Tiled flooring. Enclosed by low brick wall. Wooden gate giving access to communal gardens.



### Bedroom 2

12'4" x 10'

Fitted double wardrobe with overhead storage. Wood laminate flooring. Radiator. Sealed unit double glazed window to side with greensward and sea views.



### Bedroom 3

14'1" x 9'3"

Fitted double wardrobe with overhead storage. Wood laminate flooring. Radiator. Sealed unit double glazed window to front with direct greensward and sea views. SEaled unit double glazed door giving access to south facing front balcony.



### Bathroom

White suite comprises pedestal wash hand basin. Panelled bath with wall mounted electric shower. Fully tiled walls. Wood laminate flooring. Radiator. Obscured sealed unit double glazed window to side.



### Separate W/C

Low level w/c. Part tiled walls. Wood laminate flooring. Radiator. Obscured sealed unit double glazed window to side.

### Lounge/Diner

15'10" x 12'10"

Two radiators. Wood laminate flooring. Sealed unit double glazed window to side with greensward and sea views. Sealed unit double glazed window to front with direct greensward and sea views. Sealed unit double glazed door giving access to front south facing balcony. Sealed unit double glazed door giving access to west facing balcony.



### South Facing Balcony

Tiled flooring. Gate giving access to communal gardens.





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### Communal Grounds

Well maintained and manicured communal gardens with gate leading directly on to the esplanade. Communal parking. Garage in block.



### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 128

Annual ground rent amount (£): 170

Ground rent review period (year/month): 29th Sept 2063

Annual service charge amount (£): 2000 approx

Service charge review period (year/month): Ask Agent

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

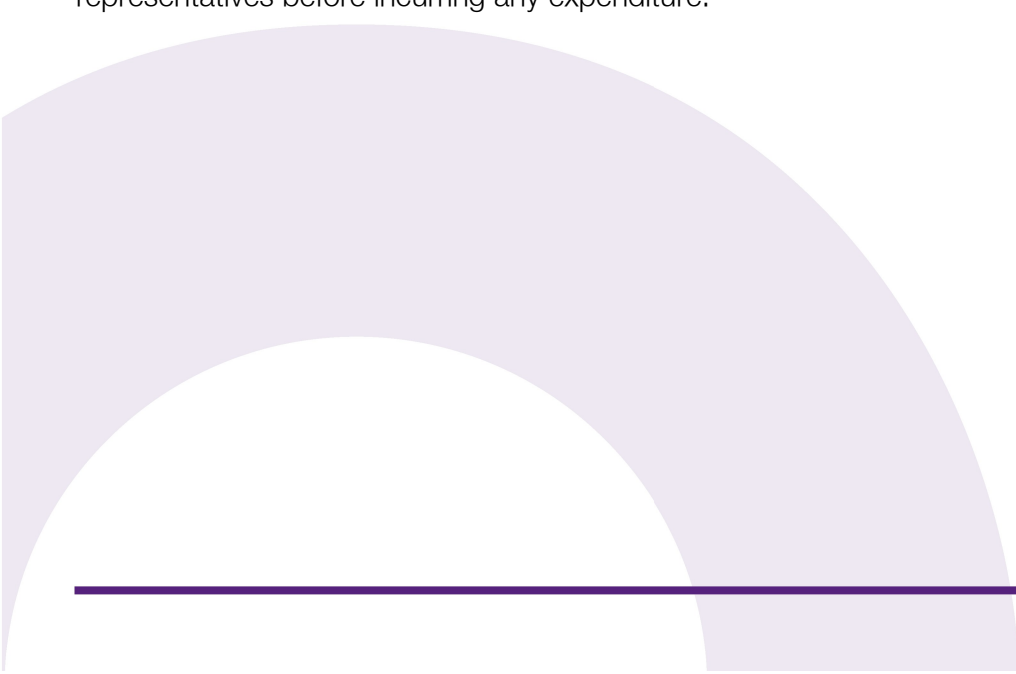
### JAF/08.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

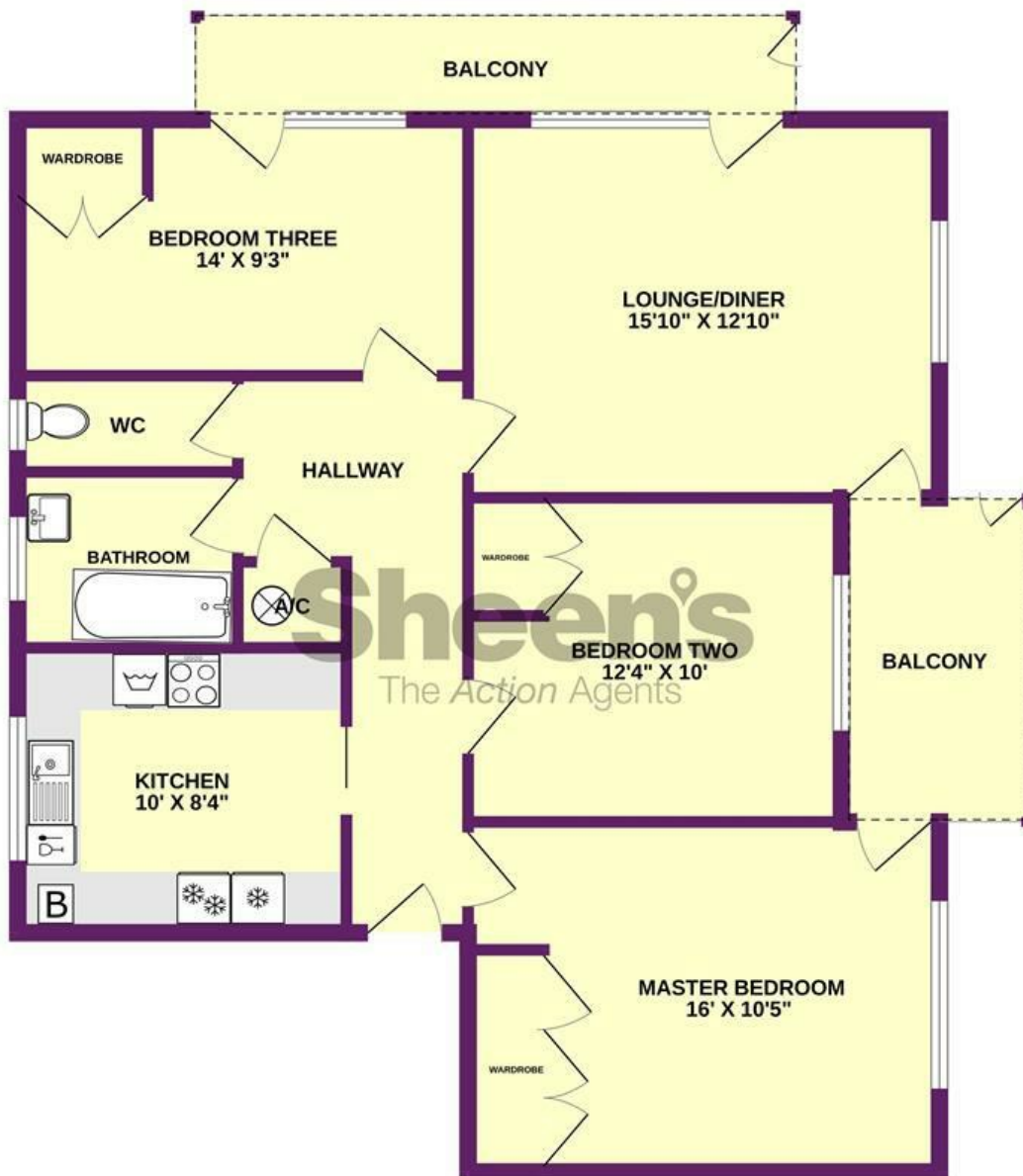
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



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## 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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## Selling properties... not promises

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**Sheen's**  
The Action Agents