



## Frinton Court, The Esplanade Frinton-on-Sea, CO13 9DW

Situated in the sought after coastal town of Frinton-on-sea, inside Frinton's prestigious 'Gates', Sheens Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT. The property offers spacious accommodation with DISTANT SEA VIEWS and is conveniently positioned within two hundred metres of shopping amenities in Connaught Avenue and within a quarter of a mile of Frinton's mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- First Floor Seafront Apartment
- Well Presented Throughout
- Balcony & Distant Sea Views
- 23'7" Lounge/Diner
- Walking Distance To Frinton's Town Centre
- No Onward Chain
- Covered Parking Space
- Must Be Viewed
- EPC Rating E/ Council Tax Band - C

**£220,000 Leasehold**



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Accommodation comprises with approximate room sizes:-

Communal entrance door with security entry system leading to communal hallway with stairs and lift to all floors.

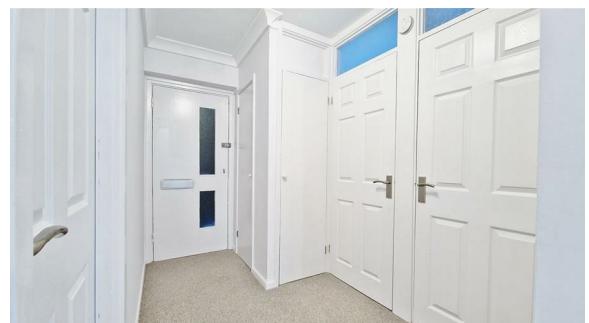
## First Floor

Obscured hardwood entrance door leading to:-



## Hallway

Three built in storage cupboards. Doors to all rooms. Door to:-



### Bedroom 1

10'7" x 10'2"

Built in double wardrobe. Further built in wardrobes to one wall. Electric night storage heater. Sealed unit double glazed window to front with distant sea views.



### Bedroom 2

10'7" x 8'9"

Built in double wardrobe. Sealed unit double glazed window to front with distant sea views.



### Bathroom

White suite comprises panelled bath with shower attachment. Vanity wash hand basin. Part tiled walls. Heated towel rail. Two obscured sealed unit double glazed windows to side.



### Separate W/C

Low level w/c. Vanity wash hand basin with tiled splashback. Heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen

9'3" x 9'

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Corner display units. Built in eye level double oven. Plumbing for washing machine and dishwasher. Integrated fridge with freezer compartment. Part tiled walls. Two built in storage/larder cupboards. Sealed unit double glazed window to side.



### Lounge/Diner

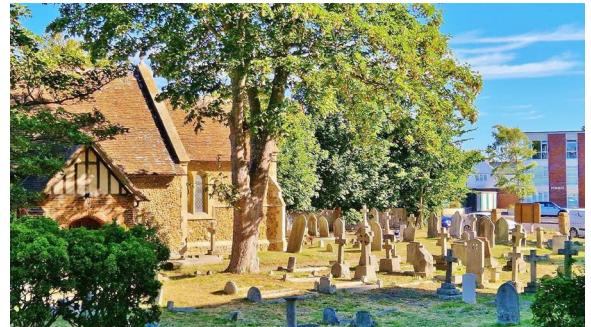
23'7" x 11'8"

Built in airing cupboard. Fitted display shelving and storage cupboards. Two electric night storage heaters. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors giving access to:



## Balcony

Distant Sea views and church views.



## Communal Areas

Communal library. Communal gardens. Private undercover parking space.



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## Outside Areas



## Frinton Seafront & Esplanade



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 128

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£): 1600

Service charge review period (year/month):

Council Tax Band: C

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

## DH 0125

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

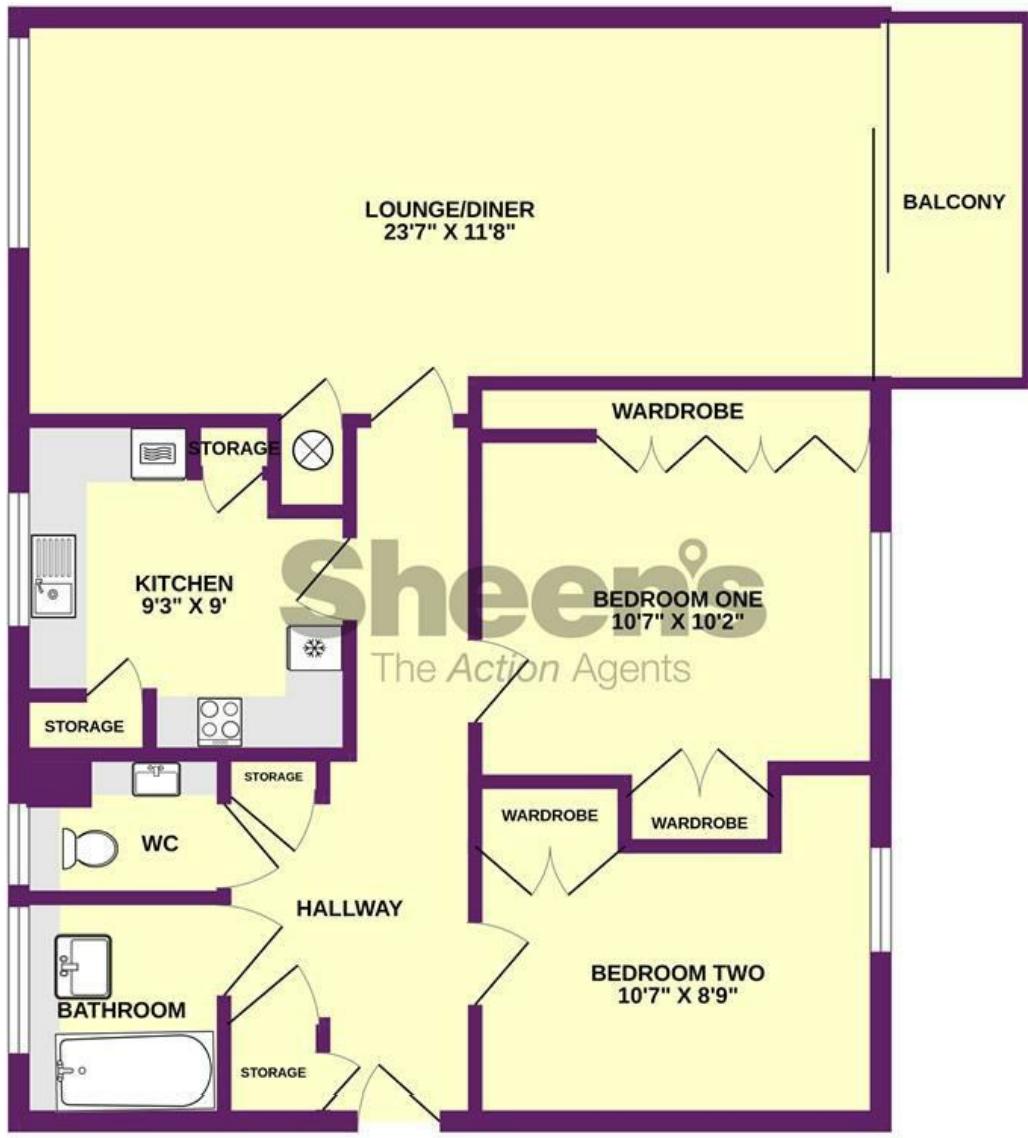
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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.

## FIRST 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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The Action Agents