

FOR SALE

£249,995 Leasehold



Flat 2, 41 Queens Court, Queens Road, Frinton-on- Sea, Essex. CO13 9BL

- Three bedrooms
- Private Front Garden
- Located in the heart of Frinton-on-Sea, just off Connaught Avenue
- Short walk to Frinton railway station with direct links to Colchester and London Liverpool Street
- Approximately 930 years remaining on the lease
- Easy access to shops, cafés, seafront, and greensward
- Spacious first floor apartment with private entrance and garage



PROPERTY DESCRIPTION

My Moving Places are delighted to offer for sale this SPACIOUS FIRST-FLOOR APARTMENT, benefitting from its own PRIVATE ENTRANCE and GARAGE, and ideally positioned in the HEART OF FRINTON-ON-SEA. Located just off CONNAUGHT AVENUE, this attractive property forms part of a SMALL, WELL-MAINTAINED DEVELOPMENT, only moments from the town's SHOPS, CAFÉS, SEAFRONT AND GREENSWARD. The accommodation comprises a BRIGHT AND AIRY LIVING ROOM, FITTED KITCHEN, THREE BEDROOMS, FAMILY BATHROOM, SEPARATE WC, and the added bonus of a PRIVATE FRONT GARDEN—perfect for enjoying some outdoor space. The property is superbly situated for easy access to FRINTON'S GOLF, TENNIS AND CRICKET CLUBS, as well as FRINTON RAILWAY STATION, offering DIRECT LINKS TO COLCHESTER AND LONDON LIVERPOOL STREET—making it ideal for commuters, weekend retreats, or full-time coastal living. We are advised that there are approximately 930 YEARS REMAINING ON THE LEASE, with a PEPPERCORN GROUND RENT OF £15 PER ANNUM and an ANNUAL GARAGE RENT OF £5. An excellent opportunity for buyers seeking a WELL-LOCATED COASTAL HOME, INVESTMENT, or HOLIDAY RETREAT.



ROOM DESCRIPTIONS

PORCH

Private entrance via a UPVC door with feature porthole window, opening to a staircase leading to the first floor.

ENTRANCE HALL

Smooth coved ceiling, ample built-in storage including a double cupboard, fitted carpet.

KITCHEN

7' 10" x 11' 6" (2.39m x 3.51m) The kitchen is fitted with a range of matching wall and base units, complemented by ample worktop space and tiled walls. Additional features include space for appliances, a double glazed window to the rear aspect providing natural light, and a radiator, creating a practical and functional workspace.

LOUNGE

11' 11" x 15' 11" (3.58m x 4.88m) Light-filled living space featuring a double glazed front aspect window, smooth coved ceiling, attractive feature fireplace with inset electric fire (not tested), fitted carpet and radiator.

MASTER BEDROOM

11' 0" x 14' 9" (3.35m x 4.50m) A bright room with double glazed windows to the front and side aspect, smooth coved ceiling, built-in double cupboard, fitted carpet and radiator.

BEDROOM TWO

10' 3" x 10' 7" (3.12m x 3.23m) A double glazed rear aspect window, smooth coved ceiling, fitted carpet and radiator.

BEDROOM THREE

7' 2" x 10' 8" (2.18m x 3.25m) Double glazed window to front aspect, smooth coved ceiling, fitted carpet and radiator.

CLOAKROOM

Double glazed rear window, low level WC, with fully tiled walls and flooring.

BATHROOM

Double glazed window to rear aspect, smooth ceiling, white suite comprising panelled bath and vanity hand basin, fully tiled walls, and floor, radiator.

GARAGE

Located at the rear of the property.



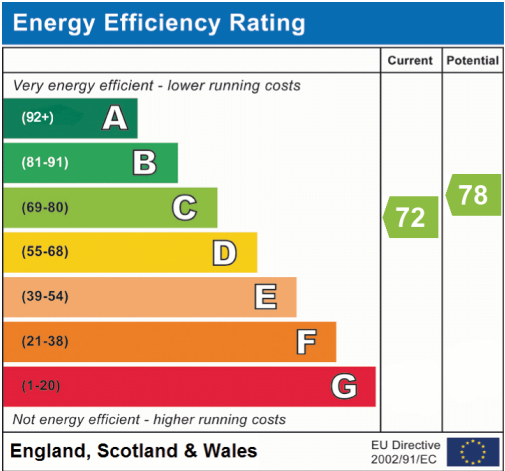
FLOORPLAN & EPC



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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