

FOR SALE

£265,000 Leasehold



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

- No Onward Chain - Keys To View
- Sea Front Location
- Two Double Bedrooms
- Sea & Backwater Views
- Garage
- Close To Shops, Station and Beach



## PROPERTY DESCRIPTION

\*\*\* A home with a view \*\*\*

It is not often we have the pleasure in offering For Sale a home situated directly on FRINTON-ON-SEA'S SEA FRONT with PANORAMIC VIEWS of the Greensward and Sea. This home boasts TWO DOUBLE BEDROOMS and is located on TENTH FLOOR giving uninterrupted Sea Views and NO ONWARD CHAIN. Internally you are welcomed into a Open Foyer with a Communal Library and Lifts to all floors. Once inside the property itself a large Entrance Hall gives way to Two Double Bedrooms, Bathroom, Separate Cloakroom, Kitchen and Lounge/Diner. The Lounge/Diner has a Balcony with Panoramic Sea Views and to the rear views to the Backwaters. Externally there is a Garage. This property does require some modernisation and a viewing is essential to appreciate the stunning views this spacious apartment has to offer. We have been advised by the owners that the Ground Rent is £60 Per Annum, we are awaiting confirmation of the Service Charge and the lease runs to 2153 giving approximately 130 years remaining.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Wood entrance door, three storage cupboards, radiator, parquet flooring.

#### BATHROOM

Blue suite comprising pedestal wash hand basin and panelled bath with mixer taps, shower screen and electric shower. Obscure double glazed window to rear aspect, heated towel rail, half tiled walls, fitted carpet.

#### CLOAKROOM

Blue suite comprising low level WC and wash hand basin set in vanity unit with storage. Obscure double glazed window to rear aspect, radiator, fitted carpet.

#### BEDROOM TWO

11' 1" x 8' 8" to wardrobe (3.38m x 2.64m) Double glazed window to front aspect with sea views, built in wardrobe, radiator, fitted carpet.

#### MASTER BEDROOM

12' 2" x 11' 1" (3.71m x 3.38m) Double glazed window to front aspect with sea views, built in wardrobe, radiator, fitted carpet.

### KITCHEN

11' 1" x 9' 2" (3.38m x 2.79m) Range of matching eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer unit. Integrated four ring electric hob with oven below, space for under counter fridge, space and plumbing for dish washer. Double glazed window to rear aspect, wall mounted boiler, storage cupboard, tiled splashback, tiled floor, radiator.

### LOUNGE/DINER

23' 9" x 12' 1" reducing to 10'6" (7.24m x 3.68m) Double glazed French doors to Balcony with Panoramic Sea Views, double glazed window to rear aspect giving views to the Backwaters and beyond, storage cupboard, security phone entry system, two radiators, fitted carpet.

### COMMUNAL AREAS AND EXTERIOR

#### COMMUNAL HALLS

The ground floor Lobby has a secure entry system and key fobs, library, doors to rear, stairwell and two lifts giving access to all floors.

#### EXTERIOR

This property comes with a Garage located to the rear of the building. The Greensward and Beach are directly opposite.



# FLOORPLAN



## TENTH FLOOR



FRINTON COURT

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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