

FOR SALE

£225,000 Leasehold



## Flat 11, The Grand The Esplanade, FRINTON-ON-SEA, Essex. CO13 9DS

- Seafront Location
- Over 55's
- Second Floor Apartment
- One Bedroom
- Lifts and Stairs To All Floors
- Approximately 164 Year Lease Remaining
- Communal Gardens & Parking
- Sea & Greensward Views



## PROPERTY DESCRIPTION

Located inside the sought after Frinton Crossing and in the popular "Grand Hotel" Development is this CONVERTED SECOND FLOOR OVER 55's ONE BEDROOM APARTMENT being offered with NO ONWARD CHAIN. The property occupies a Seafront Location offering views over the Sea and Frinton's famous Greensward. Internally you are welcomed into a Entrance Hall with the Lounge, Kitchen and Diner positioned on the upper hall with the Bedroom and Bathroom nestled in the lower part. In addition there are Lifts and Stairs to all floors, Communal Gardens and Parking. In our opinion a viewing will be essential to fully appreciate the location and views of this unique and quirky home.



## ROOM DESCRIPTIONS

### COMMUNAL ENTRANCE

#### Communal Entrance Hall

Communal entrance doors to front aspect, stairs and lifts to all floors.

### ACCOMMODATION

#### Entrance Hall

Entrance door, fitted carpet, smooth ceiling, storage cupboard, stairs down to Bedroom & Bathroom.

#### Lounge

19' x 12' (5.79m x 3.66m) Double glazed bay window to side aspect with views over the Greensward and sea, fitted carpet, smooth and coved ceiling, electric heater.

#### Kitchen/Diner

15' 11" x 11' 11" (4.85m x 3.63m) Fitted with a range of base, drawer and matching eye level units, roll edge work surfaces inset stainless steel single bowl sink and drainer unit. Built in electric oven and hob with extractor over, integrated fridge/freezer, integrated washing machine. Double glazed bay window to side aspect with views over the Greensward and sea, vinyl flooring, smooth and coved ceiling, tiled splash backs, electric heater.

#### Bedroom

11' 10" x 9' 5" (3.61m x 2.87m) Double glazed window to side aspect with partial views of the sea, fitted carpet, smooth and coved ceiling, double built in wardrobes, electric heater.

#### Bathroom

7' 7" x 5' 9" (2.31m x 1.75m) White suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment over. Obscured double glazed window to side aspect, smooth ceiling, part tiled walls, electric heated towel rail, tiled floor with under floor heating.

### EXTERIOR

#### Communal Gardens

Well maintained Communal Gardens and communal parking.

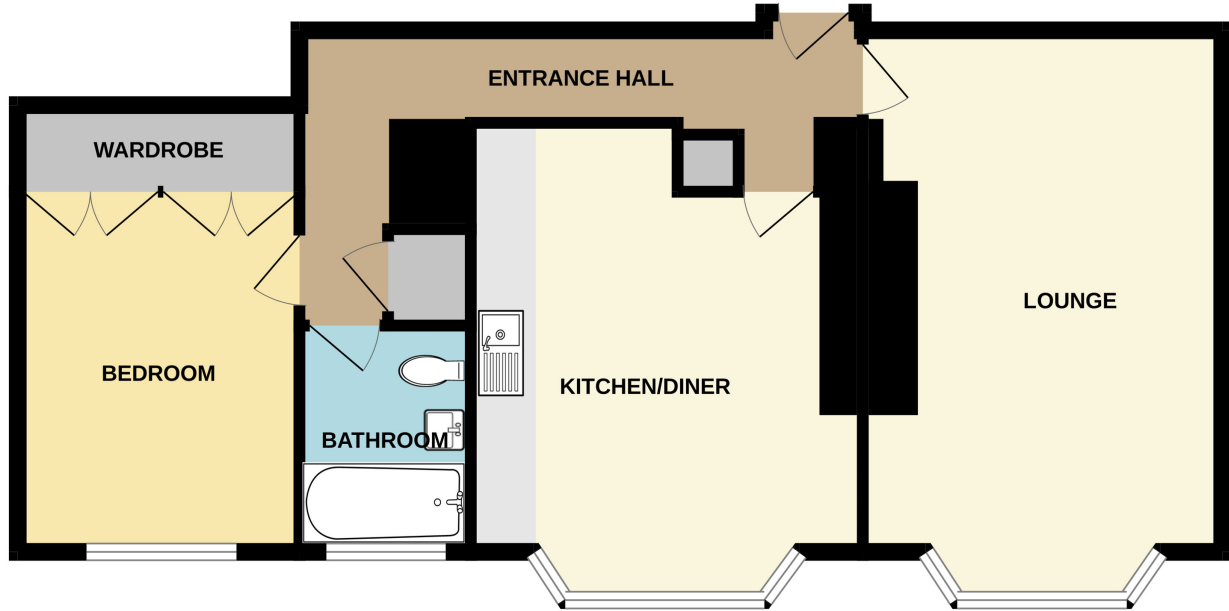
Opportunity to rent a plastic shed for £60 per year.



# FLOORPLAN & EPC



## ACCOMMODATION



THE GRAND

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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