



# Queens Court, Queens Road, Frinton-on-Sea, Essex. CO13 9BL

- Beautifully Improved Ground Floor Garden Apartment
- Prime Frinton-on-Sea Town Centre Location
- Three Generously Sized Bedrooms
- Offered with No Onward Chain
- Private South-Westerly Facing Garden
- Garage Included (Located in Block)
- Long Lease with Low Service Charges
- Double Glazing and Gas Central Heating Throughout
- Ideally Situated Close to Connaught Avenue and the Seafront
- EPC Rating: D | Council Tax Band: C



## PROPERTY DESCRIPTION

Situated in the very heart of Frinton-on-Sea, just off the highly sought-after Connaught Avenue, this spacious garden flat with garage offers a unique opportunity to enjoy coastal living at its best. Forming part of a small, well-maintained development, the property is only a short stroll from the beach, greensward, and town centre amenities. The well-proportioned accommodation comprises a bright lounge, fitted kitchen, three bedrooms, a modern bathroom, separate cloakroom, and a private south-westerly facing garden perfect for relaxing or entertaining. The property benefits from an impressive 936-year lease and is offered with NO ONWARD CHAIN , making it an ideal purchase for downsizers, second home seekers, or investors. Frinton's renowned golf, tennis, and cricket clubs are all nearby, and excellent transport links are available via Frinton Railway Station, providing direct services to Colchester and London Liverpool Street. Contact My Moving Places today to arrange your viewing – this rare opportunity won't stay available for long



## ROOM DESCRIPTIONS

### COMPRISING

#### PORCH

Private UPVC double glazed entrance door and side panel to front aspect, fitted carpet.

#### ENTRANCE HALL

Stable door to entrance hall, built in double cloaks cupboard, built in cupboard, fitted carpet.

#### LOUNGE

Double glazed window to front, fire surround and hearth, fitted carpet, fitted day and night blinds, coved ceiling, radiator.

#### CLOAKROOM

Comprising low level WC, vinyl flooring, fitted day and night blinds.

#### KITCHEN

Range of base, drawer and matching eye level units, work surface inset sink and drainer unit. Electric cooker with extractor over, cupboard housing wall mounted boiler, Double glazed door to rear garden, double glazed window to rear aspect, part tiled walls, vinyl flooring.

#### BEDROOM ONE

Double glazed windows to front and side aspects, fitted wardrobes with sliding doors, fitted carpet, fitted day and night blinds, radiator.

#### BEDROOM TWO

Double glazed double doors to rear garden, fitted carpet, coved ceiling, electric awning outside double doors, radiator.

#### BEDROOM THREE

Double glazed window to front, fitted carpet, fitted day and night blinds, coved ceiling, radiator.

#### SHOWER ROOM

Comprising low level WC, vanity wash hand basin and walk in shower with screen. Double glazed window to rear aspect, part tiled walls, vinyl flooring, radiator.

### EXTERIOR

#### TO THE REAR

Private rear garden, paved with flower and shrub borders, outside tap and double electric point, outside light, lawn area, access ramp to Kitchen door.

#### GARAGE

Located in block to the rear of the property, up and over door.



# FLOORPLAN



GROUND FLOOR  
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 823 sq.ft. (76.5 sq.m.) approx.

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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