



- Two Double bedrooms
- En Suite To Master & Family Bathroom
- Allocated Parking
- Lift Access & Secure Entry System
- Sea Views From Balcony
- Double Glazing & Underfloor Heating
- One Of Six Apartments
- Offered For Sale With No Onward Chain

4 Principal Court Queens Road, Frinton-on-Sea, Clacton-on-Sea, Essex. CO13 9BH.

Guide price £325,000- £350,000. An ideal opportunity to acquire this two double bedroom apartment positioned on the first floor. Located within a short stroll to Frinton Esplanade, Beach and local amenities. Highlights include modern living accommodation, lift, off road parking, secure door entry system and gas under floor heating, the apartment is also offered for sale with no onward chain. Viewing highly advised to fully appreciate the specification of the property.



Property Details.

Living Accommodation

Communal Entrance Hall

Hallway

Secure entry system, oak stairs to communal hall, post boxes, stairs and lift.

Entrance Hall

9' 0" x 5' 3" (2.74m x 1.60m) Oak entrance door, storage cupboard, inset spotlights, doors leading to:

Living Room



18' 8" x 15' 11" (5.69m x 4.85m) UPVC French doors to front opening onto balcony, under floor heating, spacious living space opening onto the kitchen.

Kitchen



9' 1" x 8' 9" (2.77m x 2.67m) Inset spot lights, A fitted oak shaker style kitchen including a range of base and wall units, tiled splash back, stainless steel sink, granite worktops, integrated double oven, gas hob, microwave, dish washer, washing machine, fridge/freezer and extractor cooker hood.

Bedroom One



14' 11" x 12' 0" (4.55m x 3.66m) Double glazed bay window to front, built in wardrobes, door to en-suite.

En Suite



Double glazed window to side, tiled floor and walls, corner shower enclosure, heated towel rail, low level WC and wash hand basin.

Bedroom Two

11' 2" x 10' 09" (3.40m x 3.28m) Double glazed window to side, inset spotlights, built in wardrobe.

Property Details.

Family Bathroom



9' 8" x 6' 2" (2.95m x 1.88m) Tiled floor and walls, white suite including low level WC, wash hand basin, paneled bath with over head shower.

Outside

Outside



Allocated off road parking to the front via the block paved driveway and communal bin area.

Property Details.

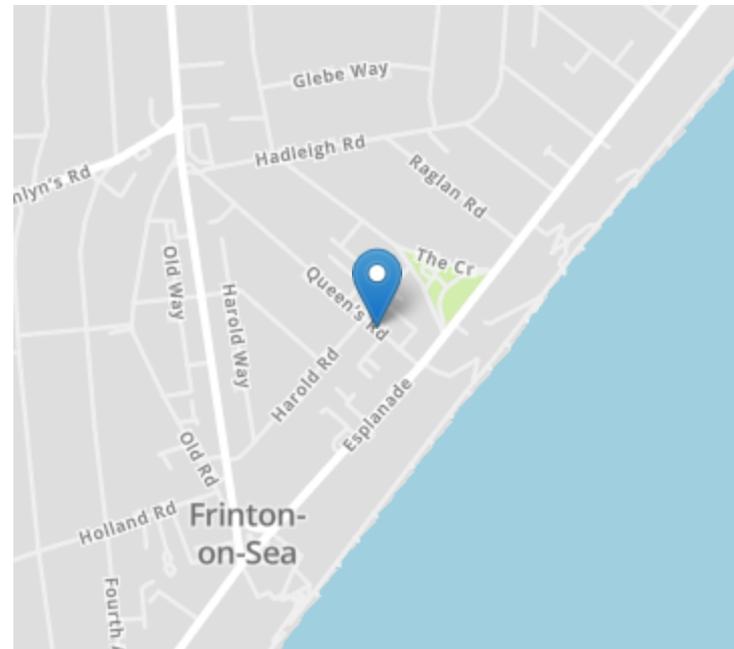
Floorplans



QUEENS ROAD

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location



(81-91)	D	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.