

5 Frinton Court, Block B The Esplanade, Frinton-on-Sea, CO13 9DW



Freehold

Asking Price Of

£275,000

Subject to contract

Stunning views

3 bedrooms
1 reception room
1 bathroom



Situated in an enviable location on Frinton's greensward at the end of Connaught Avenue, with views to the front overlooking the Esplanade and the sea is this first floor three bedroom apartment offered with no onward chain.

Some details

General information

Offering outstanding views to the front of Frinton's Esplanade with the sea beyond is this good size three bedroom first floor apartment, requiring some modernisation and is offered For Sale with no onward chain.

Block B has a welcoming communal entrance hall with lift and stair access to the first floor and an entrance door gives access to the entrance hall with all rooms leading off.

The lounge/diner is located to the far end and has a double glazed window to the side, fireplace and sliding doors to the useable balcony with wonderful views over the greensward and sea.

All three bedrooms are located to the front and offer sea views.

The kitchen is a good size and located to the rear with views towards one of the local churches. The kitchen has a range of fitted units and worksurfaces, built-in ceramic hob, one and half bowl sink, eye level oven and grill, wall mounted gas boiler (not tested), with a serving hatch through to the dining room.

Also from the hall way, there is a wet room with a hand basin and shower with a double glazed window to the ear and separate WC comprising of hand basin and WC.

Entrance hall

32' 0" x 3' 0" (9.75m x 0.91m)

Lounge

23' 1" x 11' 10" (7.04m x 3.61m)

Kitchen

11' 2" x 9' 0" (3.4m x 2.74m)

Bedroom one

12' 2" x 10' 8" (3.71m x 3.25m)

Bedroom two

10' 10" x 10' 8" (3.3m x 3.25m)

Bedroom three

10' 8" x 9' 1" (3.25m x 2.77m)

Wet room

5' 9" x 6' 7" (1.75m x 2.01m)

Separate WC

Outside

The property enjoys communal gardens with

garage available to the rear and an attractive communal entrance hall with a small library with access to all the apartments.

Location

Frinton Court can be found at the end of Connaught Avenue on the Esplanade overlooking the greensward and sea, being a short distance to Frinton's Golf Club, Tennis Club and Cricket Club. The bustling Connaught Avenue is within walking distance offering a variety of boutiques, café, bars and restaurants, plus shopping facilities for day to day needs. Frinton's railway station offers services to Colchester and onwards to London Liverpool Street.

Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - PRC

Lease details - Subject to confirmation from the management company and/or, these charges are for the current year and maybe subject to change.

Directions

Approaching Frinton-on-Sea, turn right over the railway gates and into Connaught Avenue, proceed to the end of Connaught Avenue where the apartment block can be located immediately on the right hand side.

Further information

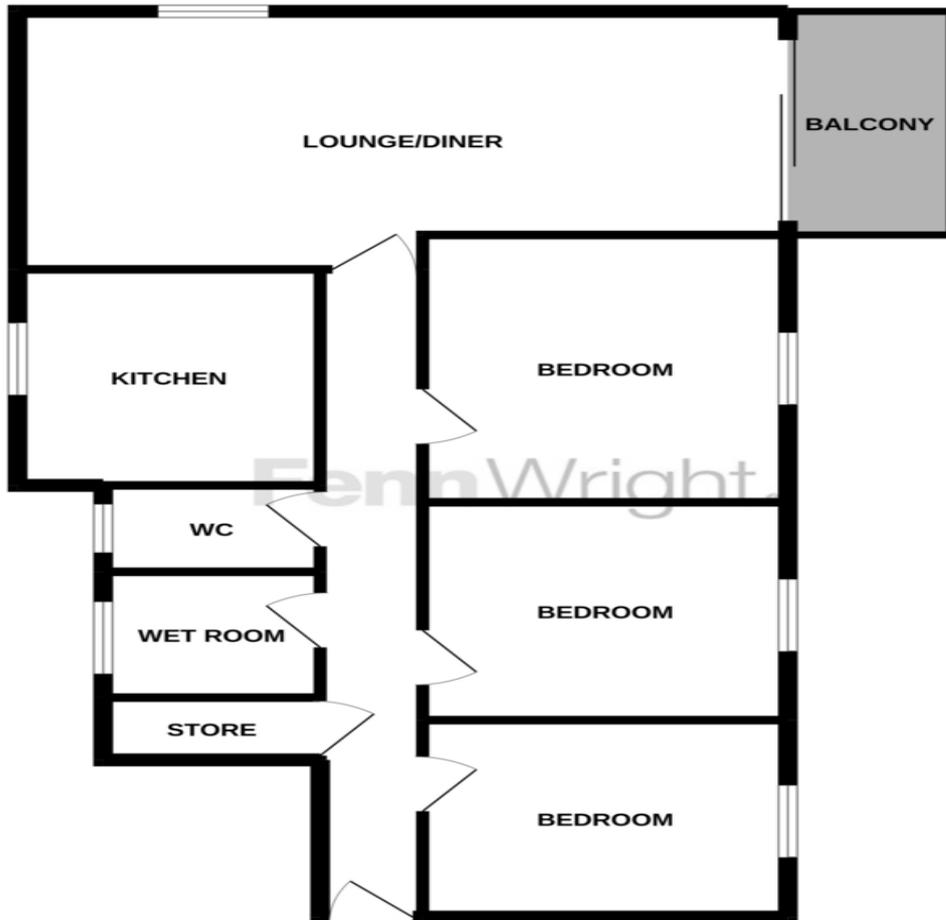
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Viewing

To make an appointment to view this property please call us on 01206 763 388.

FIRST FLOOR



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To find out more or book a viewing

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