





THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9HE

Price

£65,000

LEASEHOLD

- One Bedroom First Floor Apartment
- Over 55's Retirement Seafront Complex
- 16'6"x 10'7" Lounge/Diner
- Bathroom With Walk-In Bath
- Quiet Location Apartment To Rear Of Complex
- Inside The 'Gates' Of Frinton-on-Sea
- No Onward Chain
- Communal Lounge & House Manager
- Close To Shopping Amenities In The Town Centre
- EPC Rating B/ Council Tax Band - B

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FENTONS
ESTATE AGENTS

*** Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65,000 *** Situated inside the 'Gates' of Frinton-on-Sea located in a SEAFRONT retirement complex, Fentons have the pleasure in offering for sale this over 55's ONE BEDROOM FIRST FLOOR APARTMENT. Located at the rear of the complex the apartment boasts a large 14'4" bedroom, a 16'6" lounge with open access into the kitchen area. Being offered with NO ONWARD CHAIN and perfectly located within quarter of a mile of the shopping amenities in the town centre, an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Communal entrance door leading to entrance lobby. Entrance door via security entry system to:

Communal Lobby
Residents lounge with sea views. Managers office. Stairs and lift to all floors.

First Floor

Hardwood entrance door leading to:-

Hallway
Built in storage cupboard housing hot water cylinder. Electric night storage heater. Door to:-

Lounge/Diner
16'6" x 10'7"
Feature fireplace with electric fire under. Electric night storage heater. Double glazed window to rear. Open access to:-

Kitchen
8'1" x 7'8"
Fitted with a range of medium oak fronted units. Rolled edge worksurfaces. Inset stainless stell bowl sink drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level oven. Further selection of matching units at both eye and floor level. Corner display shelving. Glass display cupboard. Part tiled walls.

Bedroom
14'4" x 9'4"
Built in wardrobe with mirrored sliding doors. Wall mounted electric panel heater. Double glazed window to rear.

Bathroom
Suite comprises low level w/c. Pedestal wash hand basin. Walk in bath with shower attachment. Extractor fan. Wall mounted Dimplex heater. Electric heated towel rail.

Communal Areas
Communal Lounge. Communal Laundry. Guest Suites. Managers Office. Communal Gardens. Communal Refuse Area.

Frinton Lodge Development
The Frinton Lodge Development - The development has the benefit of an in house Resident Manager.
There is a 24hr 'Appello' Alarm System throughout the development.
There are several Guest Suites (one on each floor) for visiting family and friends to stay in.
There is an on-site Launderette.
The Communal Residents Lounge area offers many weekly social events including card evenings afternoon tea, afternoon bingo, craft afternoon.
A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.
Allocated luggage area assigned for up to two suitcases.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 60
Annual ground rent amount (£): 275.74
Ground rent review period (year/month):
Annual service charge amount (£): 3264.12 including buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non-Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.











FLAT 104, FRINTON LODGE THE ESPLANADE, FRINTON-ON-SEA, ESSEX, CO13 9HE









The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

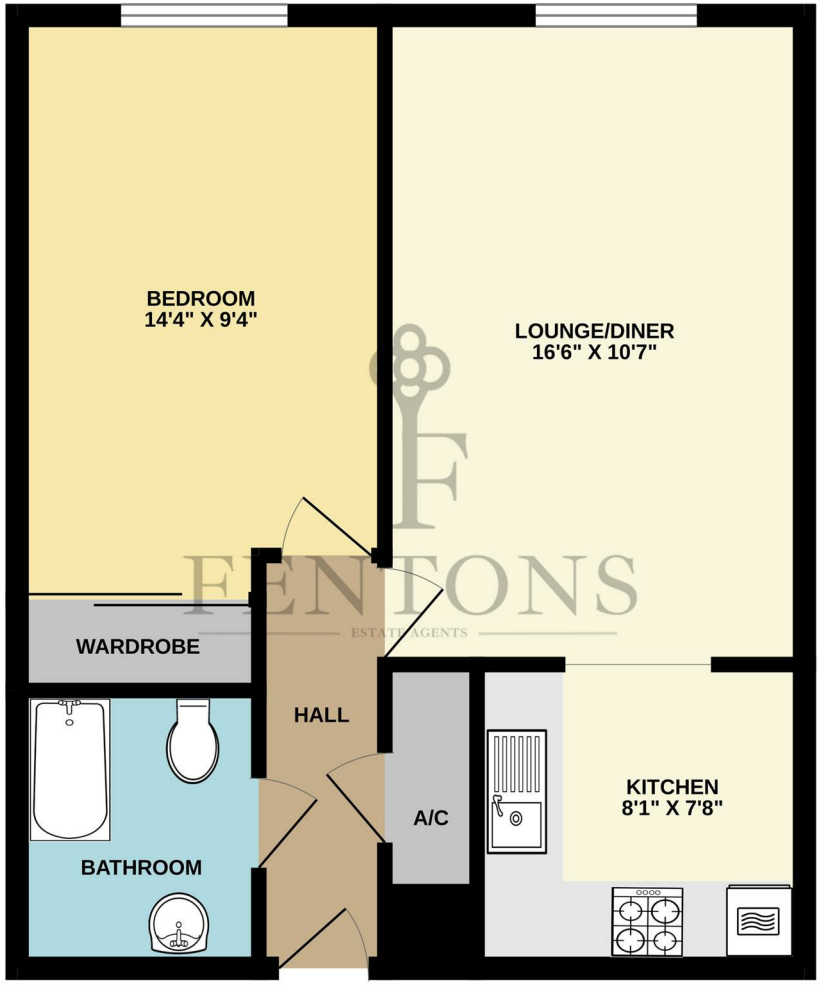
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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FIRST FLOOR



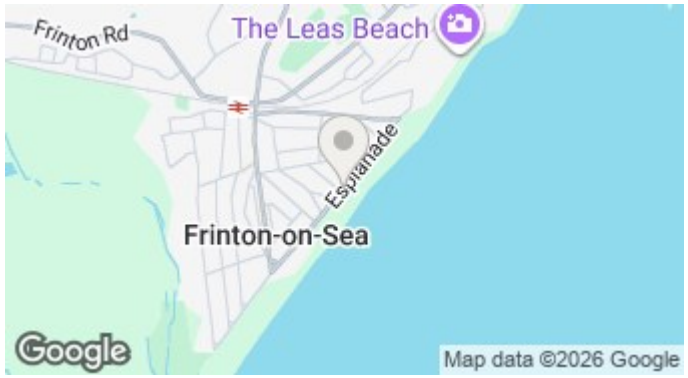
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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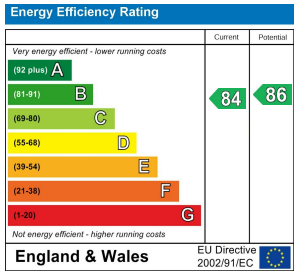
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Council Tax Band





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