PAVEYS
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# Frinton Lodge, The Esplanade

Frinton-On-Sea, CO13 9HE

**Price £250,000 Leasehold**
















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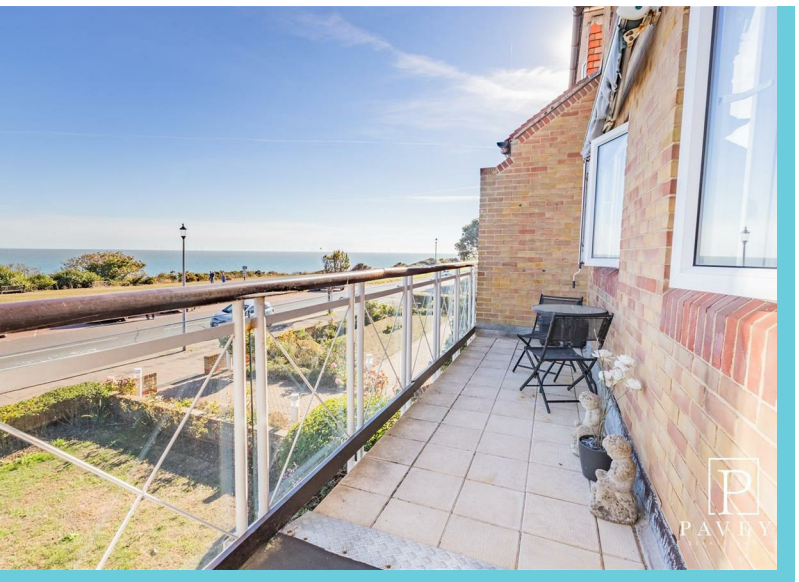
**Web:** www.paveys.co.uk

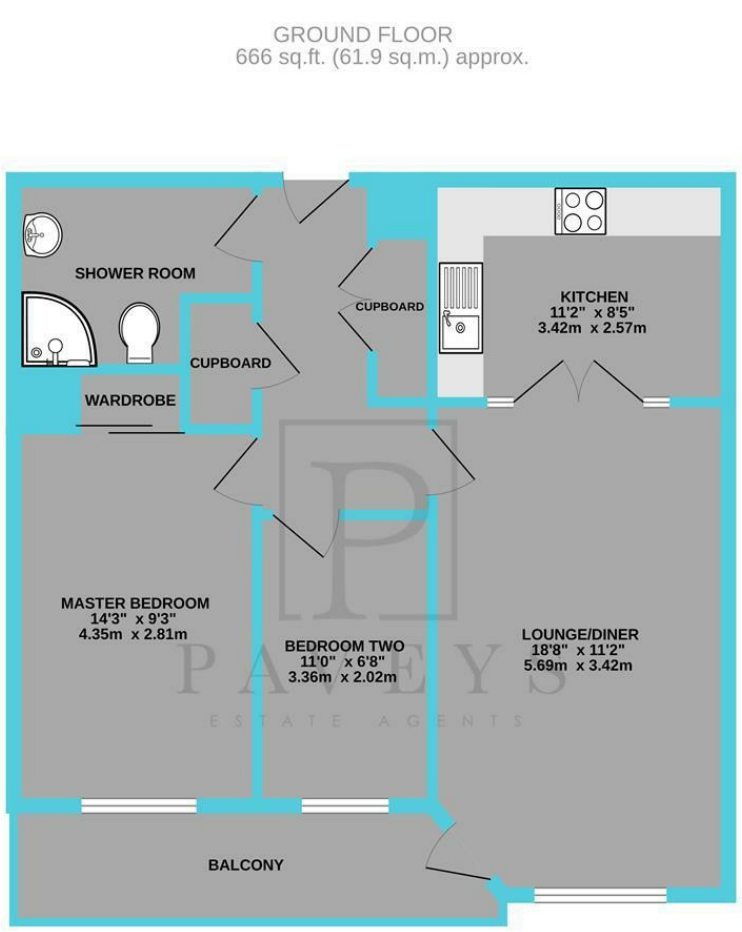

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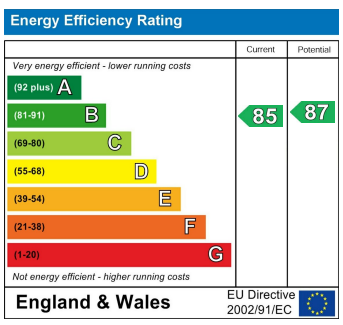
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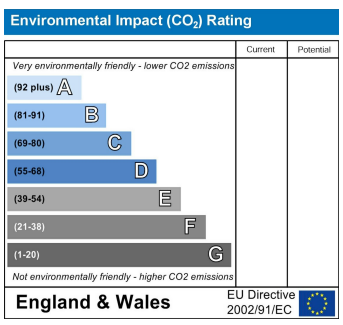
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Wake up to beautiful coastal views from this sought-after first-floor apartment within the highly desirable Frinton Lodge development. Offered with NO ONWARD CHAIN, this over 55's residence boasts a seafront balcony with uninterrupted sea views and stunning views across Frinton's beautiful Greensward. The accommodation includes two bedrooms and a spacious seafront lounge/diner, providing the perfect setting to relax and enjoy the ever-changing coastal scenery. Residents benefit from excellent communal facilities including a seafront Residents' Lounge, House Manager, internal lift access, and the added peace of mind of a careline emergency alarm system. Ideally positioned just moments from the beach and town amenities, this rarely available apartment offers an enviable seaside lifestyle in one of Frinton-on-Sea's most prestigious retirement developments. Early viewing is highly recommended. Call Paveys to arrange your appointment to view.







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## COMMUNAL ENTRANCE
Communal entrance hall, Residents Lounge with sea views, managers office, stairs and lift to all floors.

## ENTRANCE HALL
Private entrance door, security entry phone system, fitted carpet, coved ceiling, built in cloaks cupboard, built in storage cupboard, radiator.

## LOUNGE/DINER 18'8 x 11'2 (5.69m x 3.40m)
Double glazed window to front with stunning sea and greensward views, double glazed door to seafront balcony, fitted carpet, coved ceiling, TV point, double doors to Kitchen Breakfast Room, emergency pull cord, storage heater.

## SEAFRONT BALCONY
A wonderful seafront balcony affording stunning, uninterrupted sea views and views over Frinton's beautiful seafront greensward, tiled flooring, fitted balustrade.

## KITCHEN BREAKFAST ROOM 11'2 x 8'5 (3.40m x 2.57m)
Over and under counter units, matching display cabinets, work tops, inset sink and drainer with mixer tap. Built in eye level oven, electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer. Vinyl flooring, coved ceiling, tiled splash back, emergency pull cord.

## MASTER BEDROOM 14'3 x 9'3 (4.34m x 2.82m)
Double glazed window to front with stunning sea and greensward views, fitted carpet, coved ceiling, built in wardrobe with mirror fronted sliding doors, emergency pull cord, storage heater.

## BEDROOM TWO 11' x 6'8 (3.35m x 2.03m)
Double glazed window to front with stunning sea and greensward views, fitted carpet, coved ceiling, emergency pull cord, storage heater.

## SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with electric shower. Vinyl flooring, fully tiled walls, coved ceiling, extractor fan, emergency pull cord.

## OUTSIDE FRONT

## COMMUNAL AREAS
The property is surrounded by well maintained communal gardens, laid to lawn with flower and hedgerow borders with an attractive South West facing communal patio area. There is communal parking to the rear.

## SEA VIEWS

## LEASE & SERVICE CHARGE INFORMATION
The Vendor has advised:
The property has a Lease of approximately 99 years from 1st April 1987. 60 years remaining.
The Service Charges are £4896 P/A
The Ground rent is £158 per 6 months
The Management Company are Firstport Property Management.

## THE FRINTON LODGE DEVELOPMENT
The development has the benefit of an in house Resident Manager who lives on site.
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, The Lounge can also be hired out for private functions ie special occasions.
A Hairdresser visits Frinton Lodge once every two weeks and offers very reasonable rates.
Allocated luggage area assigned for up to two suitcases.

## IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Leasehold
Energy Performance Certificate (EPC) rating: B
The property is connected to electric, mains water and sewerage.

## LEASE DISCLAIMER
It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

## DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

## MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

## REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.