

1 bed retirement property to buy in CO13

The Esplanade, Frinton-on-Sea, Essex, CO13 9HE

£65,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- One Bedroom First Floor
- 16'6"x 10'7" Lounge/Diner
- Quiet Location Apartment To Rear Of Complex
- EPC Rating B

Key Information

- Council Tax: Band B
- EPC Rating: B
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

*** 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 - 5.03m x 3.23m (16'6" x 10'7") - Feature fireplace with electric fire under. Electric night storage heater. Double glazed window to rear. Open access to:-

Kitchen - 2.46m x 2.34m (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 - 4.37m x 2.84m (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.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 60

Annual Ground Rent Amount: £275.00

Annual Service Charge Amount: £3,264.00

Price: Starting Bid £65,000

Property Type: Retirement property

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

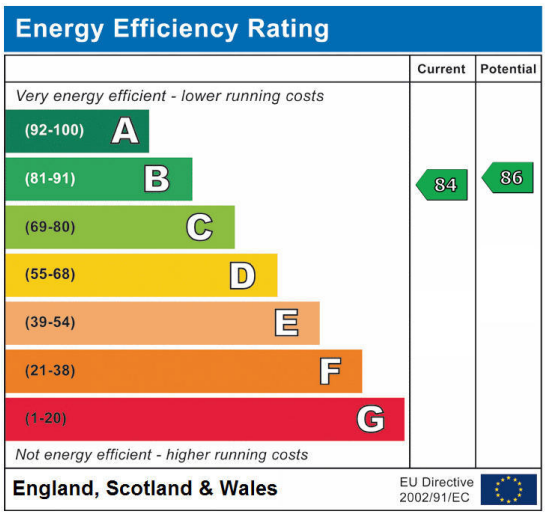
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

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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The Esplanade, Frinton-on-Sea, Essex, CO13 9HE

Contact your local branch today for more information on this property:

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