



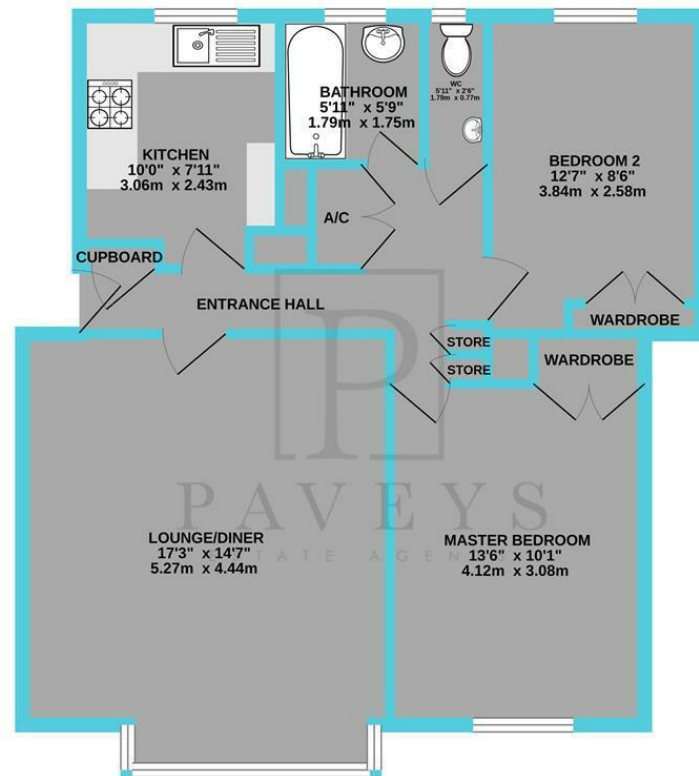
16 Corinda House, Queens Road
Frinton-On-Sea, CO13 9BL

Price £235,000 Leasehold

Paveys have the pleasure in offering for sale this FIRST FLOOR COASTAL APARTMENT perfectly positioned a short stroll from Frinton's beautiful greensward and beach and offered for sale with NO ONWARD CHAIN. This superb spacious property offers a 17ft x 14ft lounge diner, kitchen, two double bedrooms with built in wardrobes, shower room, separate cloakroom and garage. Corinda House is set in well maintained communal gardens and has a security entry phone system. The shops and cafes in Connaught Avenue, Frinton Free Church and Frinton Railway Station are all close by. An early viewing is advised in order to appreciate the size and location of this property. Call Paveys today to arrange your appointment to view.



GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Memphis CAD2D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	80		

COMMUNAL ENTRANCE HALL

Glazed door leading to Communal Entrance Hall, fitted carpet, stair flight to all floors, security entry phone system.

ENTRANCE HALL

Private entrance door, security entry phone system, fitted carpet, coved ceiling, cloaks cupboard, two built in storage cupboard, built in airing cupboard, wall lights, radiator.

LOUNGE DINER 17'3 x 14'7 (5.26m x 4.45m)

Large double glazed box bay window to front, fitted carpet, coved ceiling, feature wall mounted fireplace, TV point, wall lights, two radiators.

KITCHEN 10' x 7'11 (3.05m x 2.41m)

Modern shaker style over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with glass splash back and extractor over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for fridge freezer. Double glazed window to rear, vinyl flooring, coved ceiling.

MASTER BEDROOM 13'6 x 10'1 (4.11m x 3.07m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM TWO 12'7 x 8'6 (3.84m x 2.59m)

Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM 5'11 x 5'9 (1.80m x 1.75m)

White suite comprising vanity wash hand basin and bath with shower and glass screen over. Double glazed window to rear, vinyl flooring, coved ceiling, part tiled walls, extractor fan, chrome heated towel rail.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to rear, vinyl flooring, coved ceiling.

COMMUNAL GARDENS

Laid to lawn with flower and shrub borders and beds.

GARAGE

Located in a block to the rear of the property, up and over door.

OUTSIDE

LEASE & CHARGES INFORMATION

Approximately 120 years left remaining on the lease (As advised by Vendor)
The Services Charges are £1,040 per annum (2023/2024).

IMPORTANT INFORMATION

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

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.

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.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.