



Flat 12 Connaught House, Connaught Avenue

Frinton-On-Sea, CO13 9AA

Guide price £145,000 Leasehold



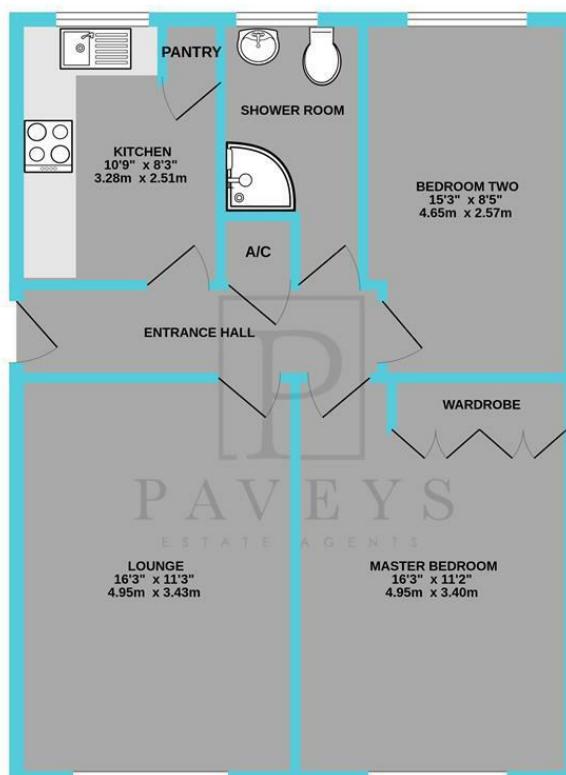
CASH BUYERS ONLY!!! ~~~~GUIDE PRICE £145,000-£150,000~~~

Paveys have the pleasure in bringing to the market this TOWN CENTRE SECOND FLOOR FLAT with VIEWS OVER CONNAUGHT AVENUE located in the heart of the coastal town of Frinton-on-Sea. This superb property would make an ideal investment for a first time buyer, holiday home or buy to let investment. It will be sold with NO ONWARD CHAIN and an approximate 125 year lease. Key features include a bright and sunny lounge diner, modern kitchen with pantry, two double bedrooms, modern shower room and security entry phone system. It is conveniently positioned within a stones throw of the shops, cafes and restaurants in Connaught Avenue as well as the beautiful beach and Frinton Rail Station. An internal viewing is highly recommended in order to appreciate the accommodation on offer. We have Keys!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E			41
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.
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 mistake. This plan is for illustrative purposes only and should not be used without the advice of 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 Metropix C2025.

Flat 12 Connaught House, Connaught Avenue Frinton-On-Sea, CO13 9AA

COMMUNAL ENTRANCE

Glazed communal entrance doors, security entry phone system, glazed inner door and stairwell to all flats.

ENTRANCE HALL

Glazed private entrance door, security entry phone system, fitted carpet, built in airing cupboard.

LOUNGE 16'3 x 11'3 (4.95m x 3.43m)

Double glazed window to front with views over Connaught Avenue, fitted carpet, TV point, coved ceiling.

KITCHEN 10'9 x 8'3 (3.28m x 2.51m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Hotpoint double oven and hob, integrated fridge and freezer and washing machine, walk in pantry cupboard. Double glazed window to rear, Amtico flooring, smooth ceiling, spot lights, tiled splash back.

MASTER BEDROOM 16'3 x 11'2 (4.95m x 3.40m)

Double glazed window to front with views over Connaught Avenue, fitted carpet, coved ceiling, built in double wardrobes.

BEDROOM TWO 15'3 x 8'5 (4.65m x 2.57m)

Double glazed window to rear, fitted carpet, coved ceiling.

SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Double glazed window to rear, Amtico flooring, part tiled walls, heated towel rail.

OUTSIDE

LEASE & CHARGES INFORMATION

The Ground Rent is £20 per annum.

There is an approximate 125 years remaining on the Lease.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: E

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 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.

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.