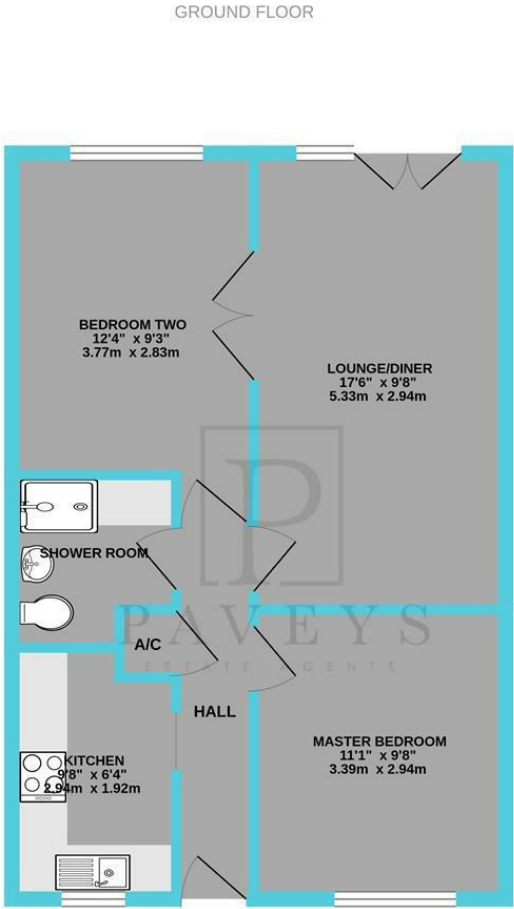


Paveys are delighted to offer for sale this TOWN CENTRE FLAT with TWO DOUBLE BEDROOMS, WEST FACING TERRACE AREA & PARKING SPACE positioned in the heart of Frinton-on-Sea. This SECOND FLOOR property has been updated and modernised and is ready to move into with new double glazed windows installed throughout in 2024. Key features include an open plan lounge diner with double doors to the Juliet balcony, two double bedrooms, newly fitted kitchen with appliances and modern bathroom. The property is located on Connaught Avenue and is within easy access for the beach, shops, cafes, restaurants and rail services. We have keys to view! Call Paveys to arrange your appointment.



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



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.
Made with Metropix. ©2025

ENTRANCE HALL

Double glazed entrance door, smooth ceiling, airing cupboard, loft access, laminate flooring.

LOUNGE DINER 17'6 x 9'8 (5.33m x 2.95m)

Double glazed window and French doors with Juliet balcony to front, smooth ceiling, feature ornamental fireplace, laminate flooring, wall mounted electric heater.

KITCHEN 9'8 x 6'4 (2.95m x 1.93m)

Double glazed window to rear, matching over and under counter units, roll edged work surface, tiled splashbacks, smooth ceiling, stainless steel sink and drainer, plumbing and space for washing machine, built in oven, ceramic hob with extractor above, space for fridge freezer, vinyl flooring.

MASTER BEDROOM 11'1 x 9'8 (3.38m x 2.95m)

Double glazed window to rear, smooth ceiling, fitted carpet, wall mounted electric heater.

BEDROOM TWO 14'2 x 9'3 (4.32m x 2.82m)

Double glazed window to front, smooth ceiling, large wardobes, fitted carpet, wall mounted electric heater.

BATHROOM

Modern white suite comprising of a low level W/C, vanity wash hand basin, panelled bath with shower attachment and glass shower screen, fully tiled walls and floor.

OUTSIDE

LEASE & CHARGES INFORMATION

We have been advised that there is 151 years remaining on the lease.
Ground Rent - £25
Service charge - Approx £600 P/A last year
Buildings Insurance £309
All fees quoted by vendor

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.