149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
01255 852555 frinton@sheens.co.uk sheens.co.uk

Sheen's
The *Action* Agents



Hammond Court, Connaught Avenue
Frinton-on-Sea, CO13 9LZ

Located on the SECOND FLOOR and boasting one of the largest accommodations in this overs 60s retirement block built by McCarthy & Stone, Sheen's Estate Agents are pleased to offer for sale this well presented TWO BEDROOM RETIREMENT APARTMENT. The property is situated inside the Frinton 'Gates' and conveniently within 50 metres of the shopping amenities at the town centre and within 250 yards of the mainline railway station and seafront. Being offered with NO ONWARD CHAIN this spacious accommodation is rarely available and an early viewing is highly recommended to avoid missing out.

- Two Spacious Bedrooms
- 17'7" Lounge/Dining Room
- Modern Fitted Kitchen
- No Onward Chain
- Over 60's Apartment
- 50 Metres Of Shopping Amenities
- Communal Lounge/Kitchen Area
- Communal Parking & Communal Gardens
- Council Tax Band - C
- EPC Rating - C







Price £125,000 Leasehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Security entry phone system giving access to:-

Entrance Hall

Stair flight and lift to all floors.

Second Floor Hallway

Hardwood entrance door giving access to:-

Hallway

Built in storage cupboard. Electric heater. Doors to:-



Lounge/Diner

17'7" x 14'7" (max)

Two electric heaters. Feature electric fire place. Sealed unit double glazed window to side. Doors to:-









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9'1" x 5'8"

Fitted in a range of matching white high gloss fronted units. Granite effect rolled edge work surfaces. Inset ceramic sink bowl and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Integrated dish washer. Space for fridge/freezer. Vinyl flooring. Sealed unit double glazed window to side.



Master Bedroom

14'4" x 8'1"

Fitted wardrobes. Electric heater. Sealed unit double glazed window to side.



Bedroom Two

12'9" x 8'9"

Fitted wardrobes with mirrored doors. Electric heater. Sealed unit double glazed window to side.





Shower Room

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Fitted airing cupboard housing hot water cylinder. Extractor fan. Fully tiled walls. Vinyl flooring.



Communal Areas

Communal lounge and kitchen. Communal laundry room. Communal gardens and parking. Onsite house manager. Guest suite available (at extra cost)









Material Information - Leasehold Property

Tenure: Leasehold
Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2,059.18 Per Annum

Length of lease (years remaining): 87 Years Annual ground rent amount (£): £385 Ground rent review period (year/month): April Annual service charge amount (£): £2850 (in two instalments) Service charge review period (year/month): April

Any Additional Property Charges: N/A

Services Connected:
(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: N/A

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

DH/05.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

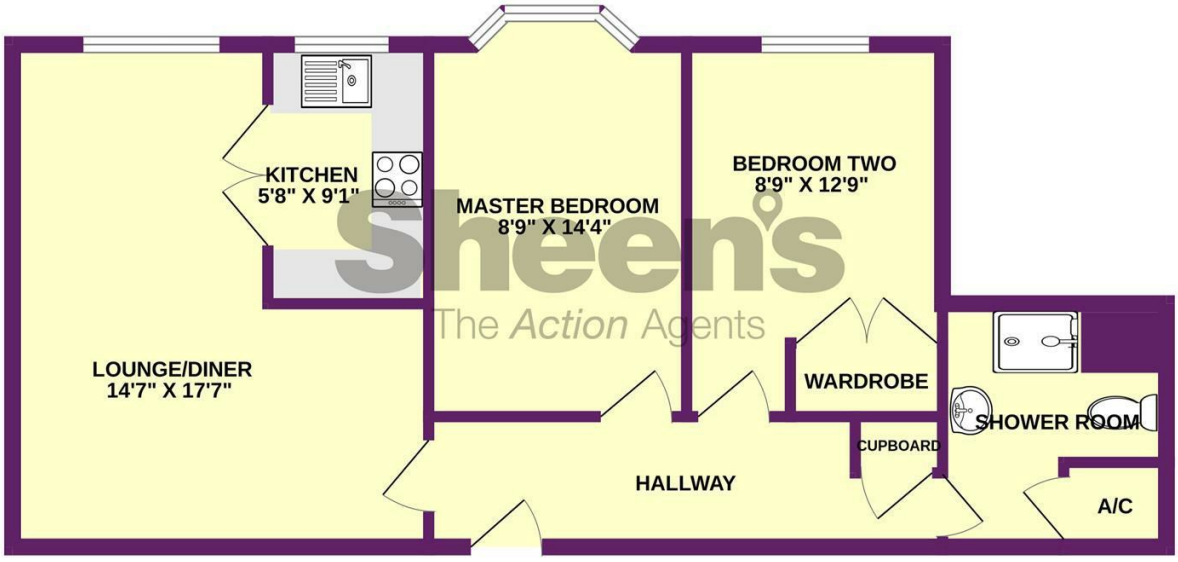
Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a Conveyance dated 7 September 1908. These include restrictions stating that any building must front upon Connaught Avenue, a strict prohibition on the sale of alcohol on the land, and provisions regarding a 25-foot building line. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries.

SECOND 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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