



Connaught Avenue Frinton-On-Sea, CO13 9PN

****NO ONWARD CHAIN**** Located on the first floor of this impressive character and unique building inside the gates of the prestigious coastal town of Frinton-on-Sea, is this spacious TWO DOUBLE BEDROOM FLAT. The property offers spacious accommodation throughout and Frinton-on-Sea's award winning beach and sea front is just a short stroll away. An early internal inspection is strongly advised to appreciate this beautiful property on offer.

- Two Bedrooms
- No Onward Chain
- Well Presented Throughout
- Close to Shops, Beach & Mainline Railway Station
- Character Property
- Inside 'Frinton' Gates
- Off Street Parking
- Private Entrance
- Council Tax Band - B
- EPC Rating - C

Price £165,000 Leasehold



The accommodation comprises approximate room sizes:

Sealed unit composite door leading to:-

Entrance Hall

Part tiled flooring. Wood effect laminate flooring. Starflight to:-



Hallway

Radiator. Built storage cupboard. Wood effect laminate flooring. Doors to:-



Lounge/Diner

19'10" x 11'10"

Wood effect laminate flooring. Two radiators. Large sealed unit double glazed bay window to front.



Kitchen

8'1" x 7'1" (max)

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Further range of matching fronted units both eye and floor level. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Wall mounted combination boiler (n/t). Part tiled walls. Wood effect laminate flooring. Obscured sealed unit double glazed window to side.



Master Bedroom

13'3" x 13'6"

Radiator. Wood effect laminate flooring. Sealed unit double glazed windows to side.



Bedroom Two

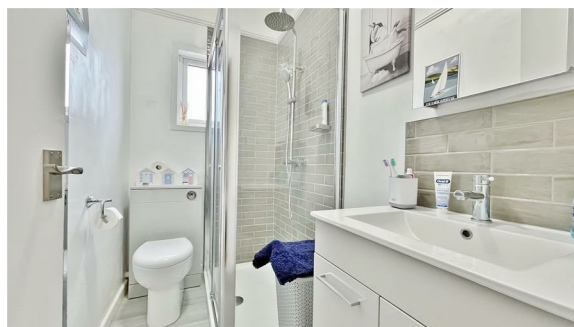
8'2" x 9'2" (max)

Radiator. Wood effect laminate flooring. Two obscured sealed unit double glazed windows to side.



Shower Room

Modern suite comprises of low level w(c. Vanity hand wash basin with storage cupboards under. Fitted walk-in shower cubicle with wall mounted shower attachment. Heated towel rail. Wood effect laminate flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

Rear access via communal door. Hard standing area providing allocated off street parking for one vehicle.



Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1801.78 Per Annum

Length of lease (years remaining): 152 Annual ground rent amount (£): £100 Ground rent review period (year/month): N/A Annual service charge amount (£): N/A Service charge review period (year/month): N/A

Any Additional Property Charges: Current buildings insurance £800 with any maintenance split between this property and the one above.

Services Connected:

(Gas): Yes (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/07.26

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.

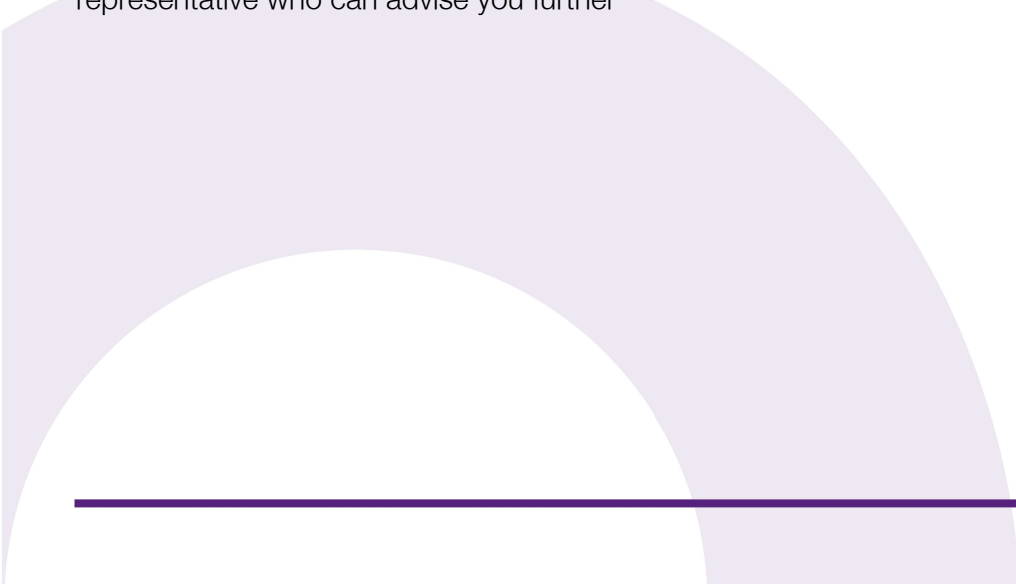
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further





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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Selling properties... not promises

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Sheen's
The Action Agents