149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Darcy House, Spendells Close
Walton-on-the-Naze, CO14 8JQ

Situated in a non estate position, in the coastal town of Walton-on-the-naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to bring to market this TWO DOUBLE BEDROOM SPLIT LEVEL FIRST FLOOR FLAT. The property is conveniently located within three hundred yards of Walton's seafront and is within three quarters of a mile of Walton's town centre within shopping amenities and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- First Floor Flat
- No Onward Chain
- Close to Shops & Amenities
- Split Level
- Ideal Buy to Let Investment
- Gas Central Heating (n/t)
- Popular Seaside Town
- EPC Rating - C
- Council Tax Band - A

Price £120,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:-

Communal Hallway

Stairs to all floors. Security intercom system. Hardwood door leading to:-

Entrance Hall

Radiator. Starlight to first floor. Doors to:-

Lounge

13’6” x 13’2”

Radiator. Sealed unit double glazed windows to front and side aspect. Sealed unit double glazed door to balcony.

Kitchen

11’7” x 7’2”

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Further range of matching units both eye and floor level. Space for oven. Plumbing for washing machine. Space for fridge/freezer. Wood effect laminate flooring. Tiled splash back. Wall mounted boiler providing hot water and heating throughout. Radiator. Sealed unit double glazed window to side.

Landing

Doors to:-

Master Bedroom

13’4” x 9’4”

Built in storage cupboard. Radiator. Sealed unit double glazed window to front.

Bedroom Two

10’1” x 8’11”

Built in storage cupboard. Radiator. Sealed unit double glazed window to side.

Bathroom

Suite comprises of low level w/c. Vanity hand wash basin. Fitted panelled bath with shower attachment. Built in airing cupboard. Part tiled walls. Radiator. Sealed unit double glazed window to side.

Outside - Front

Pathway leading to communal entrance door. Communal gardens. Bin area. Communal parking.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 120
Annual ground rent amount (£): £10
Ground rent review period (year/month):
Annual service charge amount (£): £401.02
Service charge review period (year/month):

Council Tax Band: A (£1544.39)
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note

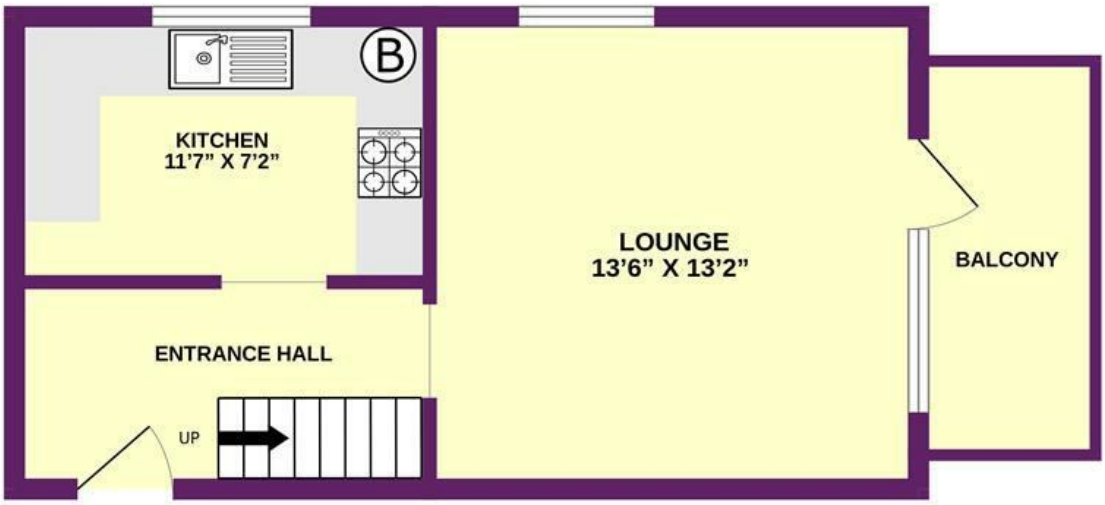
DH/10.25

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.

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

1ST FLOOR LOWER



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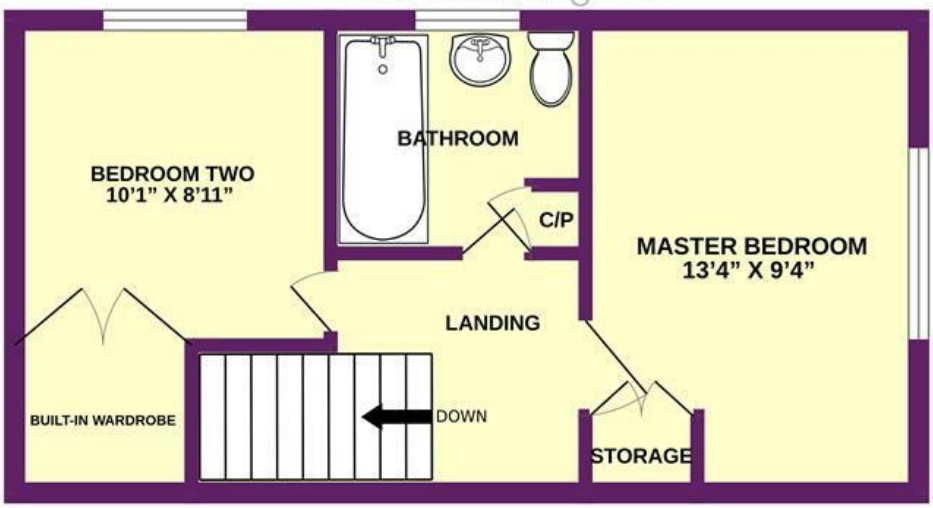
1ST FLOOR UPPER



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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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