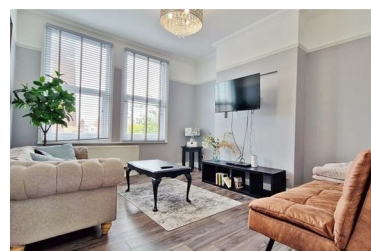




Connaught Avenue Frinton-On-Sea, CO13 9PN

Situated inside the prestigious 'Gates' in a prominent position in Connaught Avenue located on the FIRST FLOOR, Sheen's Estate Agents have the pleasure in offering for sale TWO DOUBLE BEDROOM APARTMENT. Located within a stones throw of the Seafront and offering partial sea views this property is perfectly situated for ease of access to all shopping amenities in the high street. The apartment benefits from being recently refurbished to a high standard and an early viewing is strongly recommended to appreciate the accommodation on offer.

- Two Double Bedrooms
- Newly Fitted Bathroom
- 10'3" Fitted Kitchen
- 13'6" Lounge
- Central Location Inside The Gates
- Close To Seafront
- No Onward Chain
- New Long Lease
- EPC Rating B



Price £179,995 Leasehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

Communal Entrance Hall

Stair flight to first floor. Hardwood entrance door leading to:

Hallway

Wood flooring. Built in storage cupboard. Radiator. Doors to:



Bathroom

Newly fitted with a white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin. panelled bath with integrated wall mounted shower. Fully tiled wall. Tiled flooring. Fitted extractor fan. Obscured sealed unit double glazed window to side.



Master Bedroom

13'6" x 11'

Fitted wardrobes with mirrored sliding doors and over head storage. Radiator. Two sealed unit double glazed window to front.



Bedroom Two

13'9" x 8'

Fitted wardrobes with mirrored sliding doors and over head storage. Radiator. Sealed unit double glazed window to rear.



Kitchen

10'3" x 8'7"

Fitted with a range of matching fronted units. Square edge work surfaces. Inset four ring gas hob with fitted extractor fan above. Inset one and half bowl sink drainer unit with mixer tap. Built in eye level double oven. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Wood flooring. Sealed unit double glazed window to rear.



Lounge

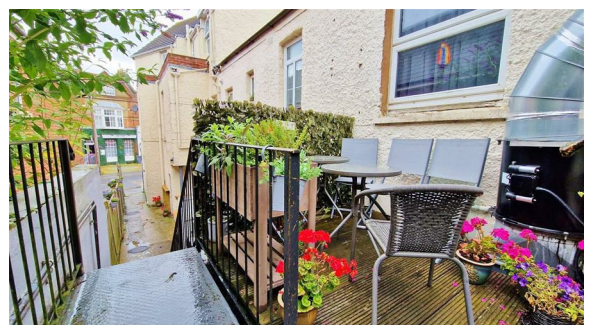
13'6" x 11'9"

Wood flooring. Radiator. Two sealed unit double glazed window front.



Outside

To the rear of the apartment there is a decked area providing a communal seating area.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 150

Annual ground rent amount (£): 250

Ground rent review period (year/month):

Annual service charge amount (£): 1200

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

JAF/04.22

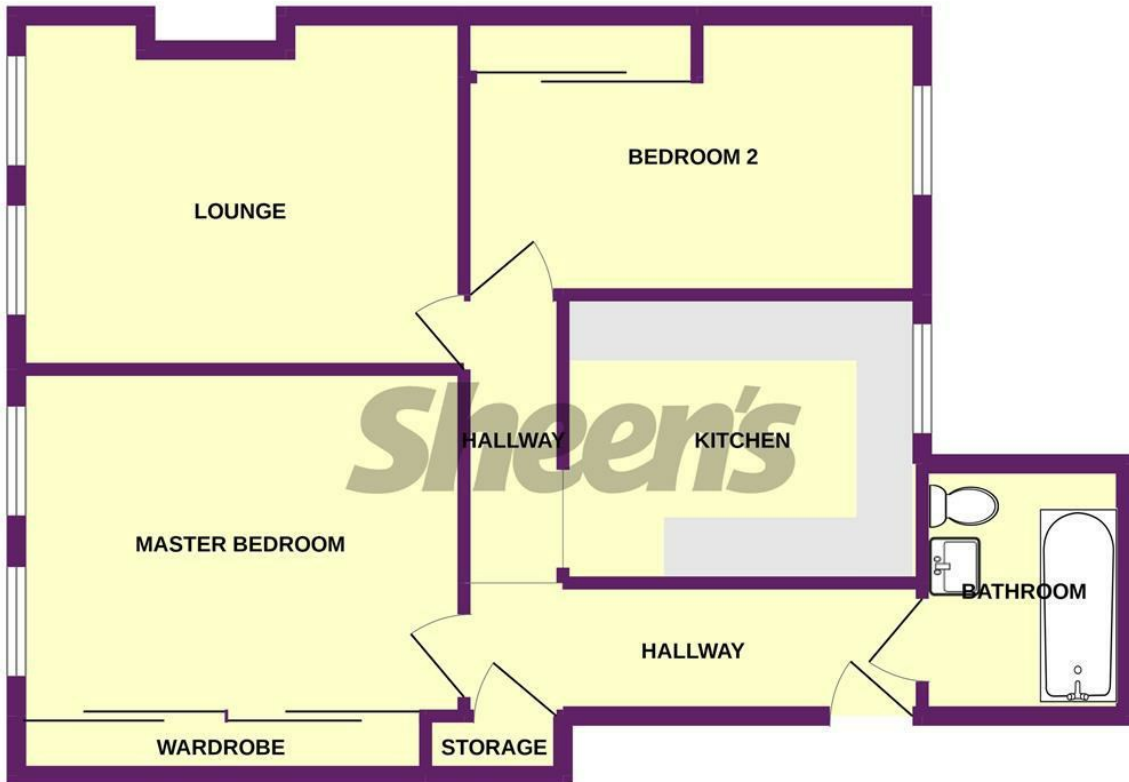
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.



FIRST 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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Selling properties... not promises

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