

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

Sheen's
The Action Agents



Old Parsonage Way Frinton-On-Sea, CO13 9AN

Situated inside Frinton's prestigious 'Gates', and within two hundred metres of shopping amenities in Connaught Avenue, Sheen's Estate Agents are pleased to offer for sale this LARGE, THREE/FOUR BEDROOM, TWO RECEPTION ROOM, FIRST FLOOR APARTMENT. The property is conveniently located within five hundred metres of the seafront and mainline railway station with direct links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Two Reception Rooms
- White Bathroom Suite
- Fully Fitted Kitchen
- Gas Central Heating
- Double Glazed Windows
- Garage & Parking
- Inside the Gates
- Close to Town Centre
- Council Tax Band - D / EPC Rating - E



Price £345,000 Leasehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Communal Entrance Hall

Stairflight to first floor. Hardwood entrance door to:-

Hall

Built in airing cupboard housing hot water cylinder and free standing boiler providing heat and hot water throughout (not tested). Loft access leading to large loft. Wood flooring. Radiator. Doors to:-



Bedroom 1

15'3" x 10'2"

Wood flooring. Built in storage cupboard. Radiator. Double glazed window to rear.



Bedroom 2

14'9" x 10'2"

Built in wardrobes. Wood flooring. Radiator. Double glazed window to front.



Bedroom 3

14' x 9'4"

Built in wardrobe. Radiator. Double glazed window to rear.



Lounge

14'2" x 13'3"

Ornamental mantle with marble surround and electric fire under (not tested). Wood flooring. Radiator. Obscured window to hallway. Double glazed window to front. Archway to:-



Dining Room/Bedroom 4

13'3" x 11'5"

Wood flooring. Radiator. Double glazed window to front.



Kitchen

11'5" x 10'4"

Fitted with a range of matching fronted units. Wood effect rolled edge worksurfaces. Inset four ring electric hob with built in oven under and fitted extractor fan above (not tested). Inset stainless steel one and a half bowl sink drainer unit with mixer taps. Further selection of matching units at both eye and floor level. Integrated fridge and freezer (not tested). Plumbing for washing machine. Integrated dishwasher (not tested). Glass display units. Corner display shelving. Part tiled walls. Wood flooring. Radiator. Double glazed window to rear.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage under. Panelled bath with shower attachment and wall mounted electric shower (not tested). Fully tiled walls. Tiled flooring. Heated towel rail (not tested). Obscured double glazed window to side.



Outside

Communal gardens. Communal bin area. Communal drying area.
Garage in block.



Alternate Outside View



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 61

Annual ground rent amount (£): 180

Ground rent review period (year/month): Yearly

Annual service charge amount (£): 871.41 per annum

Service charge review period (year/month): Yearly

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/3.24

MONEY LAUNDERING REGULATIONS 2003 - 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.

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.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
Made with Metropix ©2017

Selling properties... not promises

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

Sheen's
The Action Agents