



Connaught Avenue Frinton-On-Sea, CO13 9LZ

Situated inside the prestigious 'Gates' in Frinton-on-sea and having undergone a programme of modernisation by the current owners, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented ONE BEDROOM GROUND FLOOR RETIREMENT FLAT. The property is situated in Connaught Avenue within fifty metres of shopping amenities and within two hundred and fifty yards of the mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- One Bedroom
- 19'9" x 10'4" Lounge/Diner
- Newly Fitted Kitchen
- Ground Floor
- Newly Fitted Shower Room
- Fully Double Glazed
- Communal Parking
- Private Outside Seating Area
- EPC Rating C
- Council Tax Band - B



Price £132,500 Leasehold

Accommodation comprises with approximate room sizes:-

Communal Hall

Security entry phone system giving access to entrance hall. Stair flight and lift to all floors. Hardwood door leading to:-

Entrance Hall

Built in airing cupboard housing hot water cylinder and storage. Door to all rooms. Door to:-



Shower Room

Newly fitted with a modern white suite comprises low level w/c. Vanity wash hand basin with storage space under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Wood effect vinyl flooring. Extractor fan. Wall mounted electric towel rail.



Bedroom

15'8" max x 8'10"

Fitted wardrobes with tri-folding doors. Wall lights. Night storage heater. Sealed unit double glazed window to front.



Lounge/Diner

19'9" x 10'4"

Marble fire surround with inset electric fire. Wall lights. Night storage heater. Sealed unit double glazed window to front. Sealed unit double glazed door to front. Double doors leading to:-



Kitchen

7'7" x 5'

Newly fitted with a range of modern matching fronted units. Rolled edge work surfaces with upstands. Inset bowl sink drainer unit with mixer tap. Inset four ring electric hob with fitted extractor. Further selection of matching units at both eye and floor level. Integrated dishwasher. Integrated fridge/freezer. Built in oven. Built in microwave. Wood effect vinyl flooring. Double glazed window to front.



Outside

Private seating area. Communal gardens predominantly laid to lawn. Communal parking.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 100

Annual ground rent amount (£): £600

Ground rent review period (year/month): Every 6 months

Annual service charge amount (£): £3000

Service charge review period (year/month): Every 6 months

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/08.23

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.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

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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