



Connaught Avenue Frinton-On-Sea, CO13 9LZ

Being offered with NO ONWARD CHAIN and situated inside the 'Gates', Sheen's Estate Agents are pleased to offer for sale this FIRST FLOOR, ONE DOUBLE BEDROOM RETIREMENT APARTMENT. The property boasts a 19'8" lounge overlooking the communal gardens to the front and a 13'6" double bedroom with built in wardrobes. On site there is a communal lounge/kitchen, laundry room, guest suite, communal gardens and parking and a house manager. The property is conveniently located in Frinton's Connaught Avenue, within 50 metres of shopping amenities and within 250 yards of the Mainline Railway Station and Seafront.

- One Double Bedroom
- 19'8" x 10'10" Lounge/Diner
- First Floor
- Retirement Apartment
- On Site Communal Facilities
- Inside The Gates
- 50 Meters To Amenities
- Communal Gardens & Parking
- No Onward Chain
- EPC Rating B/ Council Tax Band - B



Price £115,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal Hallway

Security entry phone system. Stair flight and lift to all floors.

First Floor

Hardwood entrance door leading to:



Hallway

Security Intercom system. Walk in storage cupboard. Doors to:



Lounge/Diner

19'8" x 10'10"

Electric night storage heater. Double glazed window side. Door to:



Kitchen

7'9" x 7'7"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Space for fridge. Built in eye level oven. Part tiled walls. Double glazed window to side.



Bedroom

13'6" x 9'

Built in wardrobe with mirrored bi-folding doors. Electric night storage heater. Double glazed window to side.



Shower Room

Suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with wall mounted integrated shower. Fully tiled walls. Fitted extractor fan. Wall mounted electric heater.



Communal Areas

- Communal Lounge & Kitchen
- Communal Laundry Room
- Communal Gardens & Parking
- On Site House Manager
- Guest Suite



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 99

Annual ground rent amount (£): 600

Ground rent review period (year/month):

Annual service charge amount (£): 3000

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note


JAF/08.24

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.

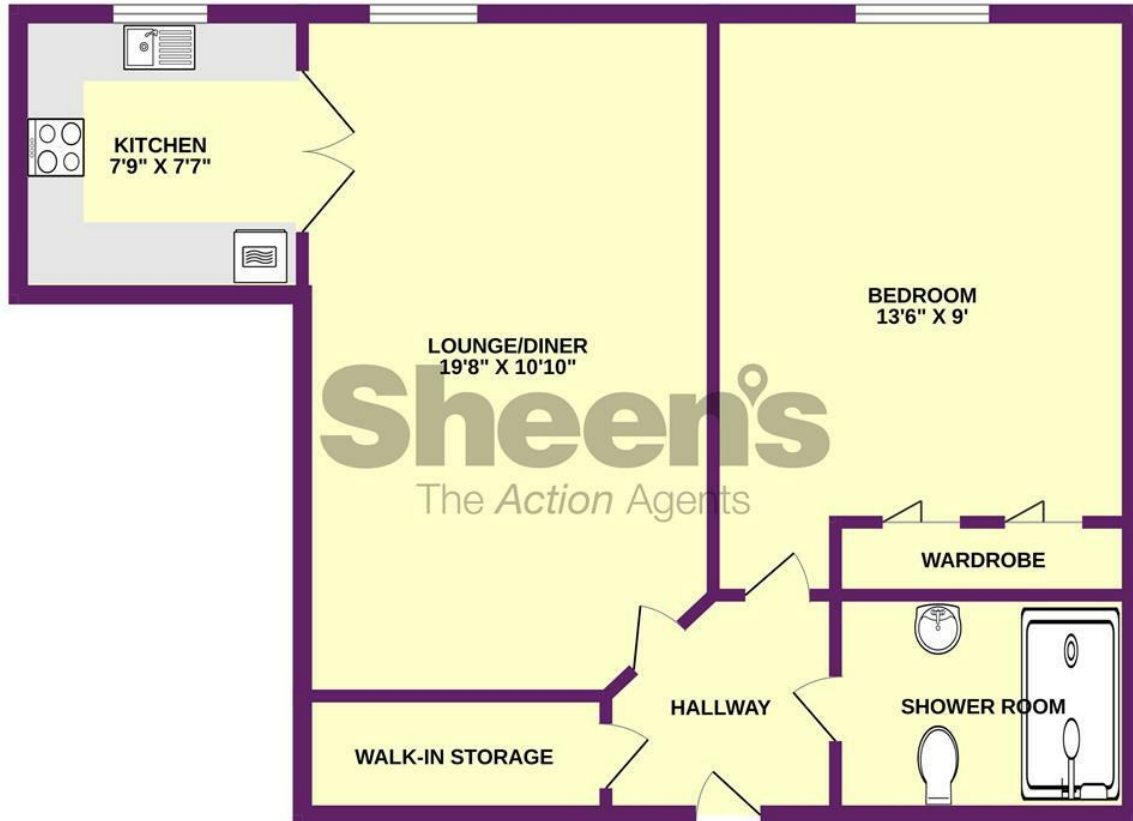
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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.

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



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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Sheen's
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