



## 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 well presented ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property is positioned overlooking the beautifully presented communal gardens and 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. It is in the valuer's opinion that an early internal inspection is recommended to avoid disappointment.

- One Double Bedroom
- Modern Shower Room
- First Floor
- Overlooking Beautiful Landscaped Communal Gardens
- Inside Frinton Gates
- Lift In Block
- Over 55's
- No Onward Chain
- Council Tax Band - B
- EPC Rating - B



**Price £120,000 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:-



### Hall

Built in airing cupboard housing hot water cylinder. Telecom system. Doors to:



### Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted double length shower cubicle with wall mounted shower attachment and sliding door. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted electric towel rail.



## Bedroom

15'8" x 9'2"

Built in wardrobes. Range of fitted drawers. Electric night storage heater. Sealed unit double glazed window overlooking communal gardens.



## Lounge/Diner

19'7" x 10'6"

Electric night storage heater. Sealed unit double glazed window overlooking communal gardens. Double doors leading:



## Kitchen

7'5" x 7"

Fitted with a range of matching wooden fronted units. Marble effect work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring halogen electric hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Space for fridge and freezer. Part tiled walls. Tiled flooring. Under cupboard lighting. Sealed unit double glazed window overlooking communal gardens.



## Outside

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



### 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 (£): 3700

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None


### JD/10.24

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.



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## GROUND 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**  
The Action Agents