



Connaught Avenue Frinton-On-Sea, CO13 9AA

Situated in the heart of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this spacious TWO DOUBLE BEDROOM SECOND FLOOR FLAT. Located within a 100 metres of the seafront, this property is perfectly situated for ease of access to all shopping amenities in the High Street and a short walk to Frinton's Mainline Railway Station with links to London Liverpool Street. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- Two Double Bedrooms
- 16'4" x 11'5" Lounge
- 11' x 8'4" Kitchen
- 16'3" x 11'1" Master Bedroom
- Extended Lease
- Security Entry Phone System
- Inside The Gates
- EPC Rating D
- Council Tax Band B



Price £165,000 Leasehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Communal entrance with security phone system and stairflight to second floor.

Entrance Hall

Single glazed hardwood door. Airing cupboard housing hot water cylinder. Loft access. Security entry phone. Night storage heater. Doors to:



Lounge

16'1" x 11'6"

Feature fireplace with tiled surround. Night storage heater. Sealed unit double glazed window to front.



Kitchen

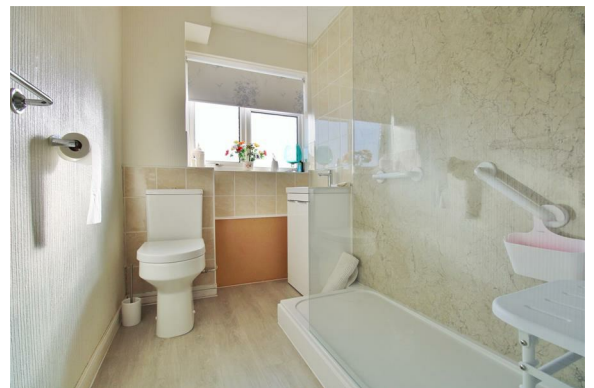
11' x 8'5"

Fitted with a range of matching fronted units. Rolled edge worksurface. Inset stainless bowl sink and drainer unit. Space for electric cooker. Plumbing for washing machine. Space for fridge/freezer. Built in storage cupboard. Tiled flooring. Tiled splashback. Sealed unit double glazed window to rear.



Shower Room

White suite comprises of low level W/C. Pedestal wash hand basin. Newly installed shower cubicle with power shower. Part tiled walls. Obscured sealed unit double glazed window to rear.



Bedroom 1

16'3" x 11'1"

Fitted wardrobes. Night storage heater. Sealed unit double glazed window to front.



Bedroom 2

15'3" x 8'5"

Night storage heater. Sealed unit double glazed window to rear.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): Awaiting Information

Annual ground rent amount (£): Awaiting Information

Ground rent review period (year/month): Awaiting Information

Annual service charge amount (£): Awaiting Information

Service charge review period (year/month): Awaiting Information

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 128

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1000 Including Building Insurance

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

OP/10.22

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.



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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