

CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PT

Price

£170,000

LEASEHOLD

- Two Double Bedrooms
- Terrace/Patio Area
- Modern Kitchen & Shower Room
- Ideal Investment
- 137 Year Lease
- Inside Frinton Gates
- Close to Shops, Seafront & Railway Station
- No Onward Chain
- Council Tax Band - A
- EPC Rating - D



FENTONS
ESTATE AGENTS



*** NO ONWARD CHAIN *** Situated inside the prestigious 'Gates' of Frinton-on-Sea, Fentons have the pleasure in offering for sale this TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property is conveniently located in Frinton's Town Centre and is within a quarter of a mile of the seafront and mainline railway station with 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.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Hallway

Laminate flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Built in storage cupboard. Spotlights. Radiator. Doors to:

Kitchen

8'10" x 6'6"

Fitted with a range of matching high gloss fronted units. Marble effect work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Fitted wooden breakfast bar. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to front.

Shower Room

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Walk in shower with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Radiator.

Lounge

15'11" x 9'10"

Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to rear.

Bedroom 1

15'11" x 9'10"

Wardrobe to remain. Spotlights. Radiator. Sealed unit double glazed window to rear.

Bedroom 2

12'9" x 9'10"

Laminate flooring. Radiator. Sealed unit double glazed window to front.

Outside

Steps leading to paving area idea for seating. Communal parking. Outside communal lighting.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 137

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 400 - 600. Additional £190 per annum for buildings insurance

Service charge review period (year/month): January

Council Tax: Tendring District Council
Council Tax Band: A
Payable 2025/2026 £1544.39 Per Annum

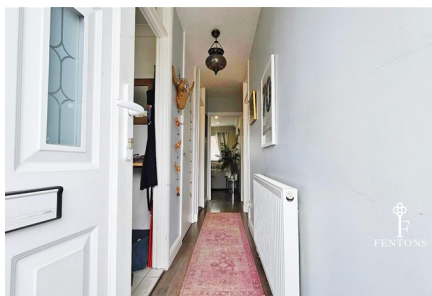
Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct
Information Please Visit:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING
AND TRANSFER OF FUNDS (INFORMATION OF
THE PAYER) REGULATIONS 2017 - When agreeing
a purchase, prospective purchasers will be asked to
undertake Identification checks including producing
photographic identification and proof of residence
documentation along with source of funds
information.



106A CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PT

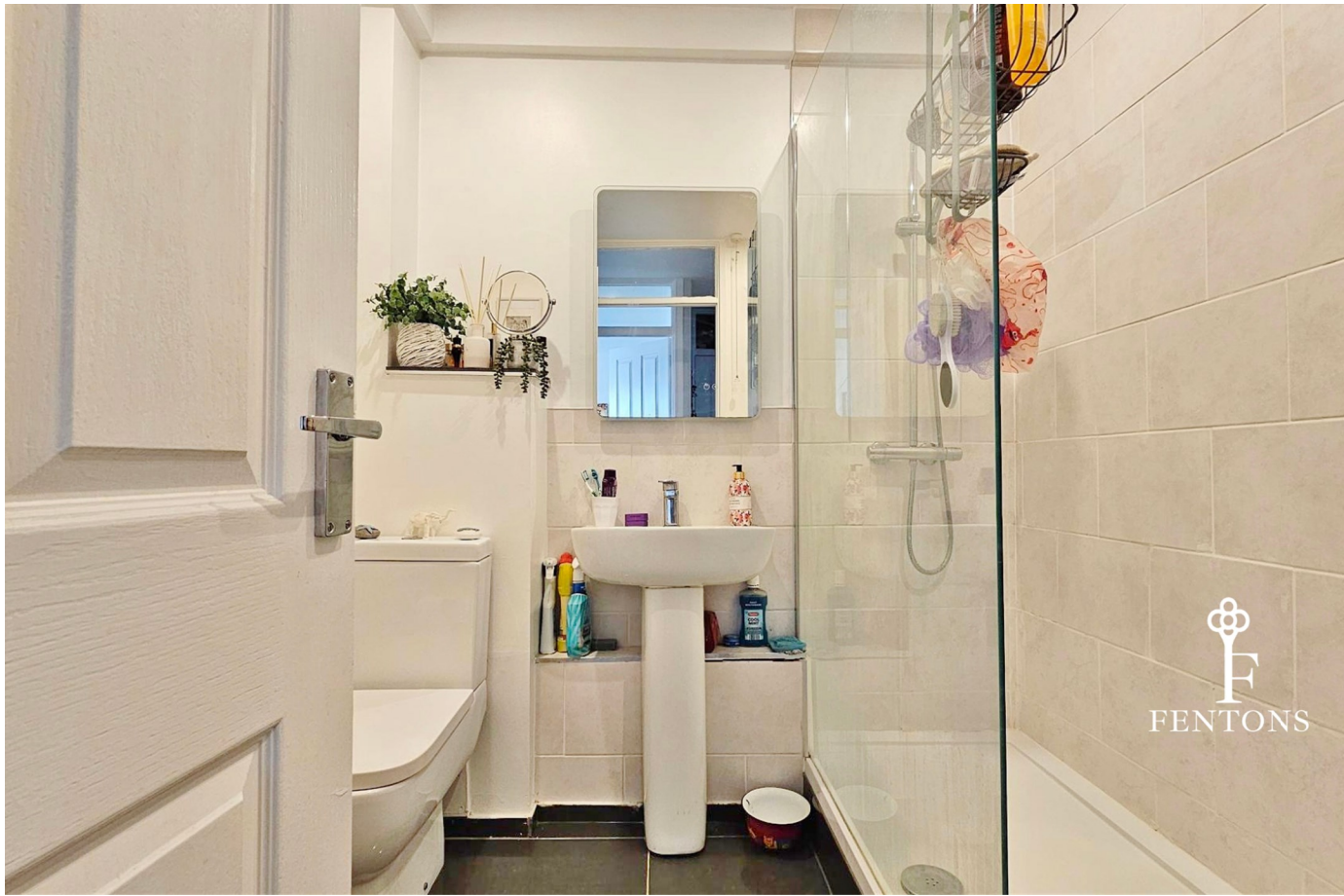




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REFERRAL FEES

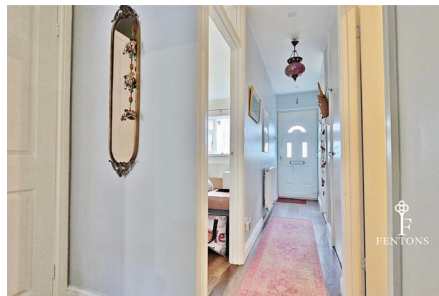
You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Lease Info

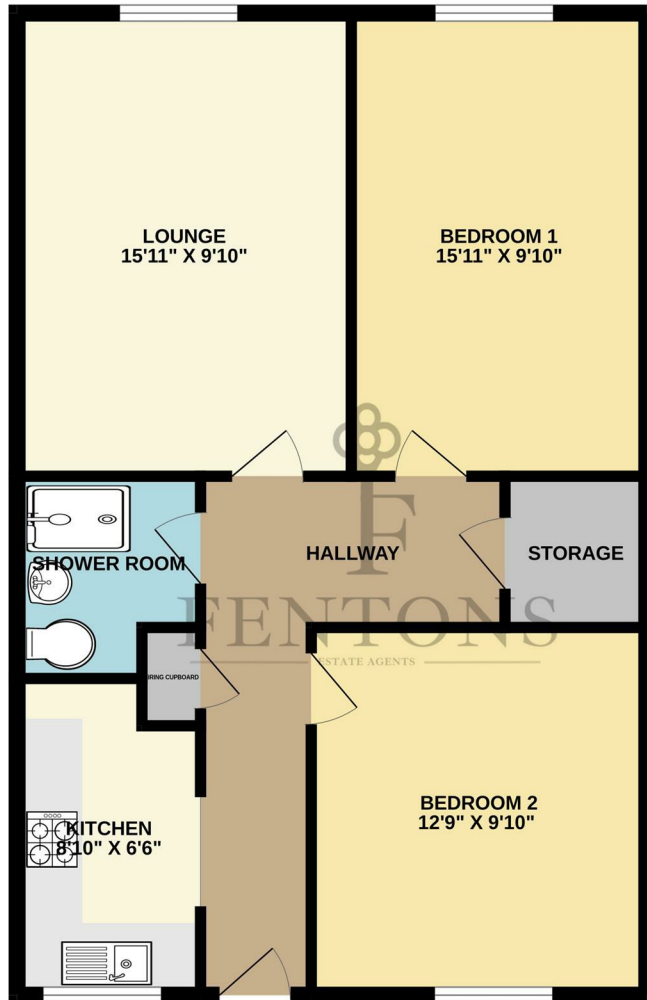
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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GROUND FLOOR



Call us on

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www.fentonsstates.co.uk

Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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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