

165 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9AH

Offers in excess of

£250,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Ground Floor With Private Entrance
- Two Reception Rooms
- 28'1" x 13'5" Lounge
- Bathroom & Cloakroom
- Conservatory With Direct Access To Communal Gardens
- Character Apartment Inside The 'Gates'
 - No Onward Chain
- 1259 Square Feet Of Accommodation
- EPC Rating D/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Located inside the 'Gates' of Frinton-on-Sea, Fentons have the pleasure in offering for sale this CHARACTER GROUND FLOOR TWO BEDROOM APARTMENT with its own private entrance door. Boating 1259 sq.ft. of accommodation, you will find a 28'1" lounge overlooking the communal gardens, a bathroom and cloakroom, two reception rooms, two double bedrooms and a conservatory leading out the the rear. Within easy reach of shopping amenities and the mainline railway station with direct links to London Liverpool Street and being offered with NO ONWARD CHAIN this apartment is not to be missed and an early viewing is strongly recommended to fully appreciate the size of accommodations which is on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:

Entrance Lobby

Door to cloakroom. Open access to:

Dining Room

11'7" x 11'6"

Built in storage cupboard with sliding doors. Wood laminate flooring. Radiator. Sealed unit doubled glazed patio doors leading to conservatory. Archway leading to kitchen.

Conservatory

10'10" x 7'4"

Part brick base. UPVC construction. Pitched glass roof. Wood laminate flooring. Wall mounted electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to communal gardens.

Cloakroom

Low level W/C. Vanity wash hand basin with storage cupboard under. Wall mounted boiler providing heating and hot water throughout. Tiled splashback. Fitted extractor fan. Obscured sealed unit double glazed window to side.

Kitchen

15'4" x 11'7"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset one and half bowl ceramic sink drainer unit with mixer tap. Fitted four ring cooker with fitted extractor fan above. Further selection of matching units at both eye and floor level. Glass display cupboard. Plumbing for automatic washing machine and dishwasher. Space for fridge.

Part tiled walls. ornamental mantle with electric fire under. Two obscured sealed unit double glazed windows to side. Archway to lounge. Door to:

Hallway

17'2" x 5'10"

Hardwood entrance door giving access to communal hallway. Radiator. Doors to:

Lounge

28'1" x 13'5"

Brick built feature fireplace. Three radiators. Sealed unit double glazed bay window to rear. Obscured sealed unit double glazed window to side.

Bedroom One

16'5" x 13'4"

Fitted feature electric fireplace. Radiator. Sealed unit double glazed bay window to front.

Bedroom Two

15'3" x 12'3"

Two radiators. Obscured half moon window to side. Sealed unit double glazed bay window to front.

Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Panelled 'Jacuzzi' bath with wall mounted electric shower and fitted glass shower screen. Built in airing cupboard housing hot water cylinder. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.

Communal Gardens

Laid to lawn with borders well stocked with flowers, shrubs, bushes and trees. Enclosed by panel fencing. Access to front via gate.

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AML

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.

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.

REFERRAL FEES

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

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 988

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1200

Buildings Insurance: (£): Approx 400

Service charge review period (year/month):



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Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 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



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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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

C



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			
(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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