149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Grand Court, Fourth Avenue
Frinton-on-Sea, CO13 9DU

LEASE BEEN EXTENDED TO 2182 Situated inside the 'Gates', Sheen's Estate Agents are pleased to offer for sale this over 60's ONE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property is located within 50 meters of Frinton's seafront and within half mile of the mainline railway station and local amenities in Connaught Avenue. It is in the valuers opinion that an early internal inspection is recommended to fully appreciate the accommodation on offer.

- One Bedroom
- 18'6" x 12'10" max Lounge/Diner
- 6'4" x 5" Kitchen
- Communal Area
- Fully Double Glazed
- Electric Heating (n/t)
- Inside the Gates
- Close to Seafront
- Lease Extended to 2182
- EPC Rating C

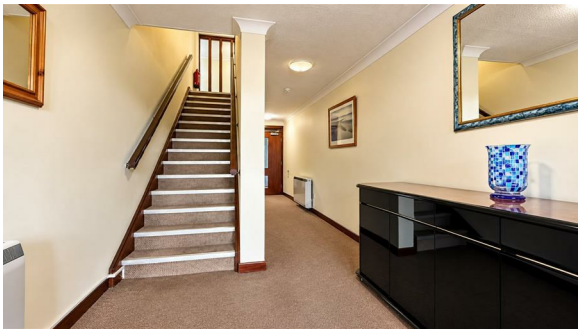
Price £110,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal security entrance door with security entry system leading to:-

Communal Entrance Hallway

Stair flight to all floors. Storage cupboard. Communal WC. Sealed unit hardwood entrance door to:



Entrance Hallway

Airing cupboard housing hot water cylinder. Door to:

Bathroom

Suite comprising of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Fitted extractor fan. Wall mounted heated towel rail. (n/t)

Bedroom

8'11" max x 7'1"

Built in wardrobes. Window leading to lounge/diner.

Lounge/Diner

18'6" max x 12'10" max

Loft access. Telecom system. Two electric storage heaters. Sealed unit double glazed window to front.

Kitchen

6'4" x 5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Further selection of matching units at floor level. Part tiled walls. Space for fridge/freezer. Sealed unit double glazed window to front.

Communal Area

There are communal gardens to the front which are laid to lawn with mature shrubs.

Outisde Front

Window View

Street View

Seafront

Material Information - Leasehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1544.39 Per Annum

Length of lease (years remaining): 156 Annual ground rent amount (£100): Ground rent review period (year/month): Annual service charge amount (£1203.70): Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): (Electricity): (Water): (Sewerage Type): (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note:

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.

JB1026

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer -

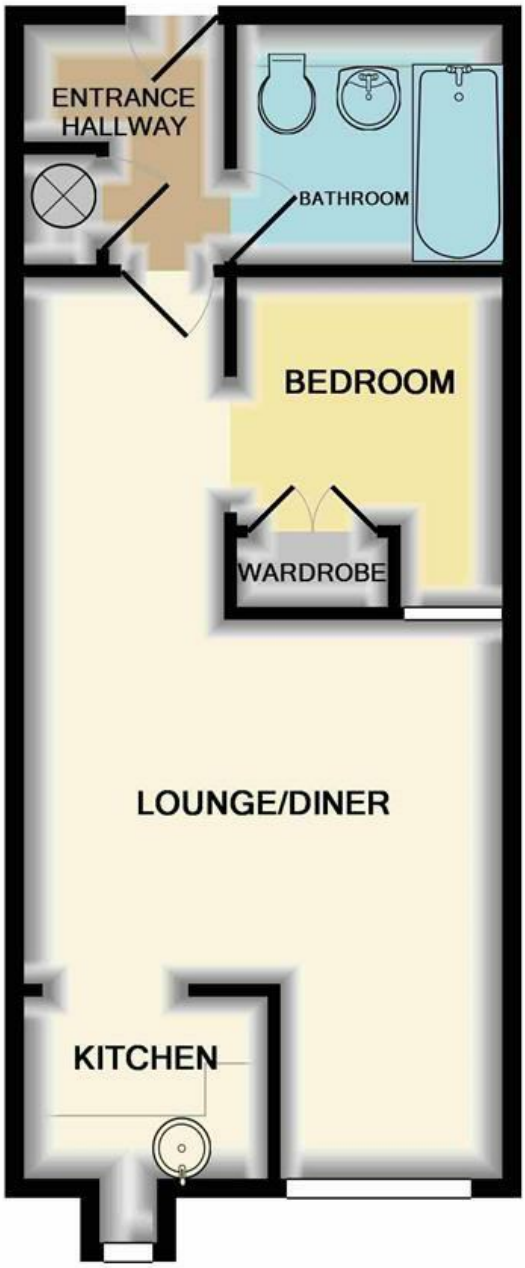
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and leasehold restrictions as noted in the Land Registry Charges Register, originating from a historic Conveyance dated 23 November 1898. These include strict building line set-backs (30 feet from Fourth Avenue), regulations on boundary fencing, prohibitions on operative machinery or temporary structures (such as caravans, huts, or tents), and covenants against causing a nuisance or annoyance to neighboring properties. The Lease also explicitly prohibits or restricts alienation (subletting/assignment restrictions). We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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