

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

Price

£199,995

LEASEHOLD

- Two Double Bedrooms
- Top Floor Apartment With Balcony
- Inside The 'Gates' Of Frinton-on-Sea
- Modern Fitted Kitchen & Bathroom Suite
  - Gas Central Heating
  - 16' Lounge With Dual Aspect
  - Walk In Storage/Office
- Central Location To Town, Seafront & Railway Station
  - Communal Parking
- EPC Rating TBC/ Council Tax Band - A



**FENTONS**  
ESTATE AGENTS



Located in a central location inside the 'Gates' of Frinton-on-Sea is the beautifully presented, modern TWO DOUBLE BEDROOM TOP FLOOR APARTMENT with a BALCONY. The apartment boasts spacious accommodation throughout with a modern fitted kitchen and bathroom suite, dual aspect windows in the lounge and bedroom and communal parking to the front. Perfectly situated within a stones throw of the town centre with its array of shopping amenities, cafes and restaurants and within 500 metres of the 'Greensward', seafront and mainline railway station an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Communal entrance door leading to communal hall with stair flight to all floors.

#### Top Floor

Obscured glazed door entrance door leading to:-

#### Kitchen

9'9" x 9'8"

Fitted with a range of modern matching fronted handle less units. Bevelled edge stone worksurfaces with upstands. One and a half bowl stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge. Plumbing for washing machine. Wall mounted enclosed combination boiler providing heat and hot water throughout. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Door leading to:-

#### Hallway

Built in storage cupboard with over head storage. Built in walk-in office/storage cupboard with wall mounted cupboards. Loft access with pull down ladder. Tiled flooring. Door to:-

#### Bedroom

12'10" x 9'10"

Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed window to side.

#### Bedroom

12'3" x 9'8"

Radiator. Sealed unit double glazed window to front.

#### Bathroom

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled bath with integrated rainfall and separate shower attachments. Fitted glass shower screen. Tiled flooring. Fully tiled walls. Extractor fan.

#### Lounge

16' x 9'10"

Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to balcony.

#### Outside

Hard standing communal parking.

## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 140

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 750 including buildings insurance.

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: A

Payable 2026/2027 £1,544.39 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



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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.

## REFERRAL FEES

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

## Lease Info

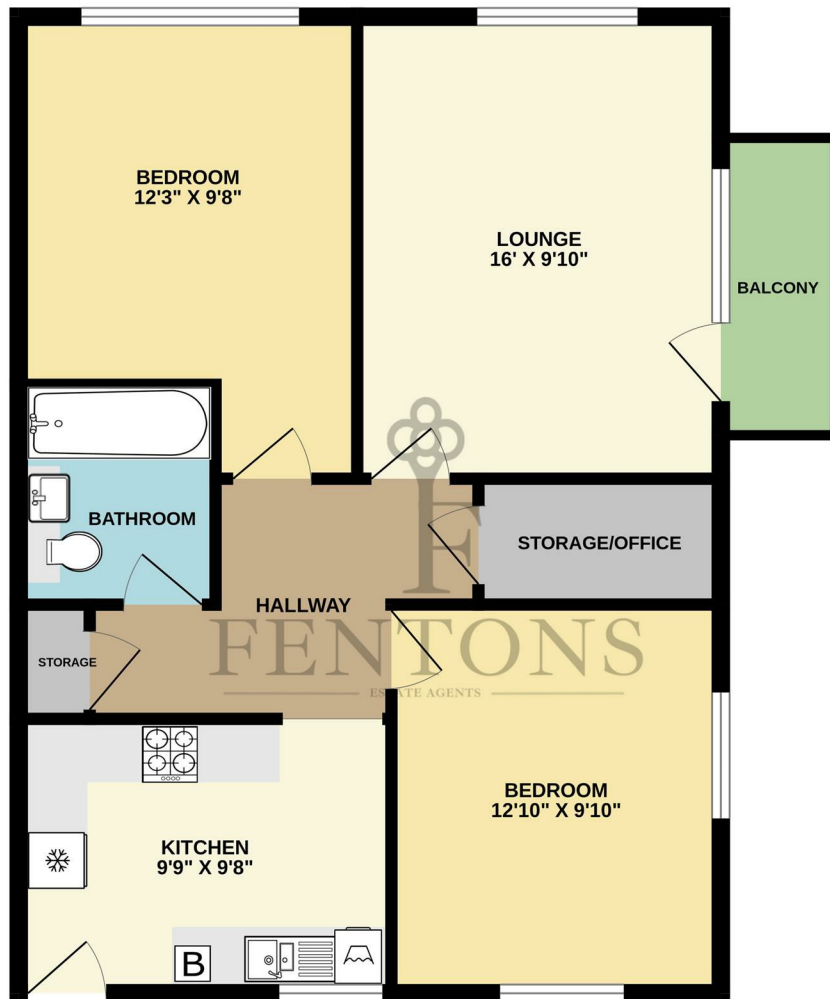
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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GROUND FLOOR



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

**01255 779810**

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**A**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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