



Connaught Avenue Frinton-on-Sea, CO13 9LZ

Being offered with NO ONWARD CHAIN and situated inside the 'Gates', Sheen's Estate Agents are pleased to offer for sale this well presented TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property offers a modern fitted kitchen, 22ft Lounge and is conveniently located in Frinton's Connaught Avenue, within 50 metres of shopping amenities and within 250 yards of the mainline railway station and seafront. It is in the valuer's opinion that an early internal inspection is recommended to avoid disappointment.

- Two Double Bedrooms
- Second Floor Flat
- 22' Lounge/Diner
- Modern Fitted Kitchen
- Shower Room
- Lift Access & Communal Parking
- No Onward Chain
- Walking Distance to Shops, Doctors, Beach & Railway Station
- Retirement Property
- EPC Rating - TBC / Council Tax Band - B



Price £185,000 Leasehold

The accommodation comprises approximate room sizes:

Communal Hall

Security entry phone system giving access to entrance hall. Stair flight and lift to all floors.

Second Floor Hall

Hardwood door leading to:-

Hallway

Electric storage heater. Two built in storage cupboards. Doors to:-



Lounge/Diner

22'10" x 10'8"

Feature electric fireplace. Electric storage heater. Sealed unit double glazed window to rear. Doors to:-



Kitchen

8'6" x 7'7"

Fitted in a range of matching fronted units. Rolled edge granite effect work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring gas hob with extractor fan above and electric oven under. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer. Vinyl flooring. Sealed unit double glazed window to rear.



Master Bedroom

15'7" x 10'4"

Fitted wardrobes. Electric storage heater. Sealed unit double glazed window to rear.



Bedroom Two

15'7" x 9'2"

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



Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted shower cubical with wall mounted shower attachment. Heated towel rail. Wall mounted LED mirror. Fully tiled walls. Extractor fan.



Communal Areas

Communal lounge and kitchen. Communal laundry room. Communal gardens and parking. Onsite house manager. Guest suite available (at extra cost)



Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2,059.18 Per Annum

Length of lease (years remaining): TBC Annual ground rent amount (£): £385 Ground rent review period (year/month): April Annual service charge amount (£): £2850 (in two instalments) Service charge review period (year/month): April

Any Additional Property Charges: N/A

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.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

DH0726

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.

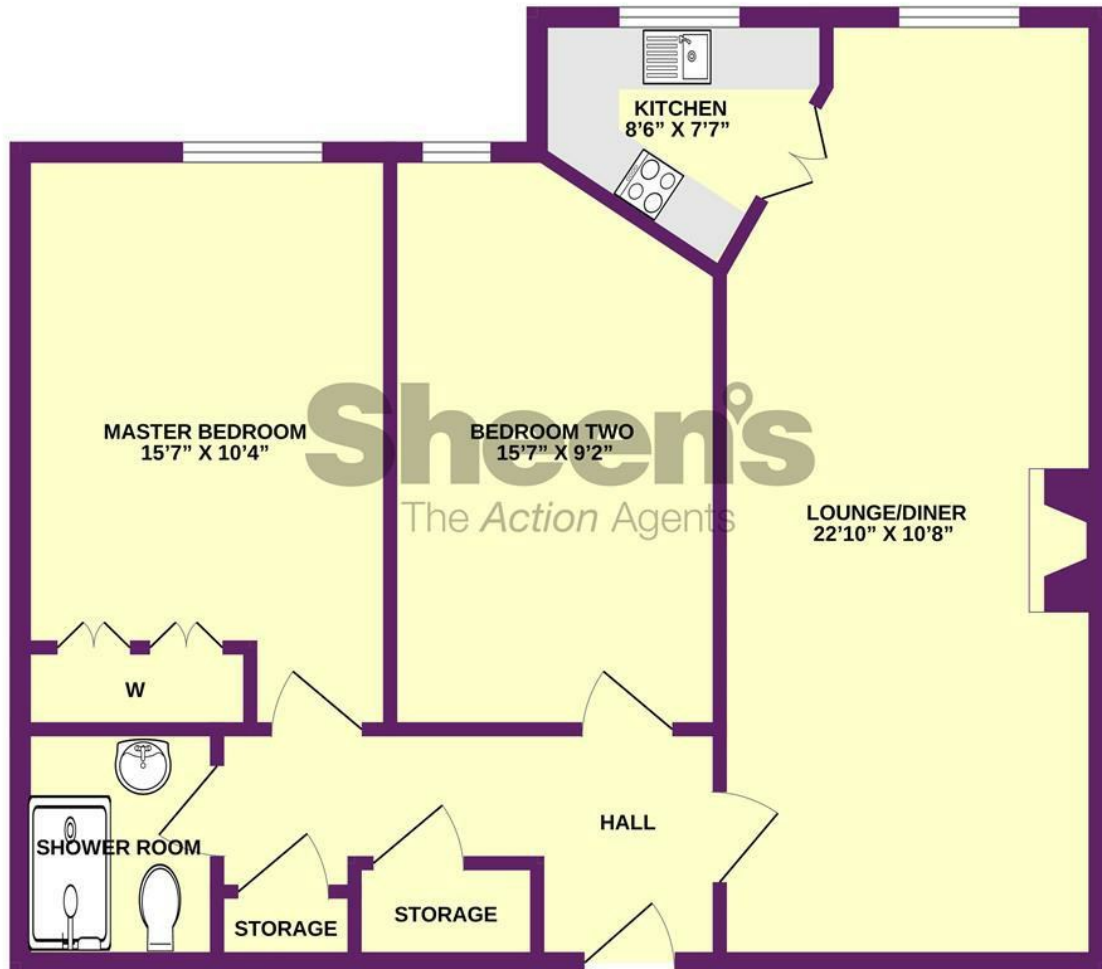
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR



SECOND 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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Sheen's
The Action Agents