





FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HB

Price

£220,000

LEASEHOLD

- Two Double Bedrooms
- Second Floor Apartment
- Well Presented Throughout
- 19'3" Lounge/Diner
- Off Street Parking & Garage
- Sought After 'Avenue' Location Inside The 'Gates'
- 100 Metres From The Town Centre
- Close to Mainline Railway Station & Beach
- EPC Rating E
- Council Tax Band C

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FENTONS
ESTATE AGENTS

Situated in the highly sought-after Fourth Avenue, within the prestigious 'GATES' of Frinton-on-Sea. Fenton's Estate Agents are pleased to offer for sale this SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT. The property benefits from a generous lounge/diner, two double bedrooms, fitted kitchen, shower room, off street parking and GARAGE IN BLOCK. Ideally positioned just a short stroll from Frinton's beautiful seafront and greensward, as well as Connaught Avenue, offering an excellent selection of independent shops, cafés and restaurants. Frinton's mainline railway station, golf club and tennis club are also conveniently located nearby. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Hardwood communal entrance door with security intercom leading to:

Communal Hallway
Door leading to rear. Stair flight to all floors. Solid wood door leading to:

Hallway
Three built in storage cupboards. Radiator. Doors to:-

Lounge/Diner
19'3" x 15'9"
Feature electric fireplace. Radiator. Sealed unit double glazed bay window to front.

Kitchen
10'4" x 8'4"
Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Tiled splash-back. Vinyl flooring. Sealed unit double glazed window to rear.

Master Bedroom
13'9" x 10'3"
Built in wardrobe. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to front.

Bedroom Two
12'7" x 8'6"
Built in wardrobe. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to rear.

Shower Room
White suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with wall mounted shower attachment. Radiator. Part tiled walls. Vinyl flooring. Two obscured sealed unit double glazed windows to rear.

Outside
Communal gardens to the front and rear. Mainly laid to lawn with an array of flowers, shrubs and bushes. Hard standing area providing communal off street parking with garage in block with an up and over door.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 136
Annual service charge amount (£): £1,523 including ground rent and buildings insurance

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

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.











3, PORTLAND HOUSE FOURTH AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HB



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

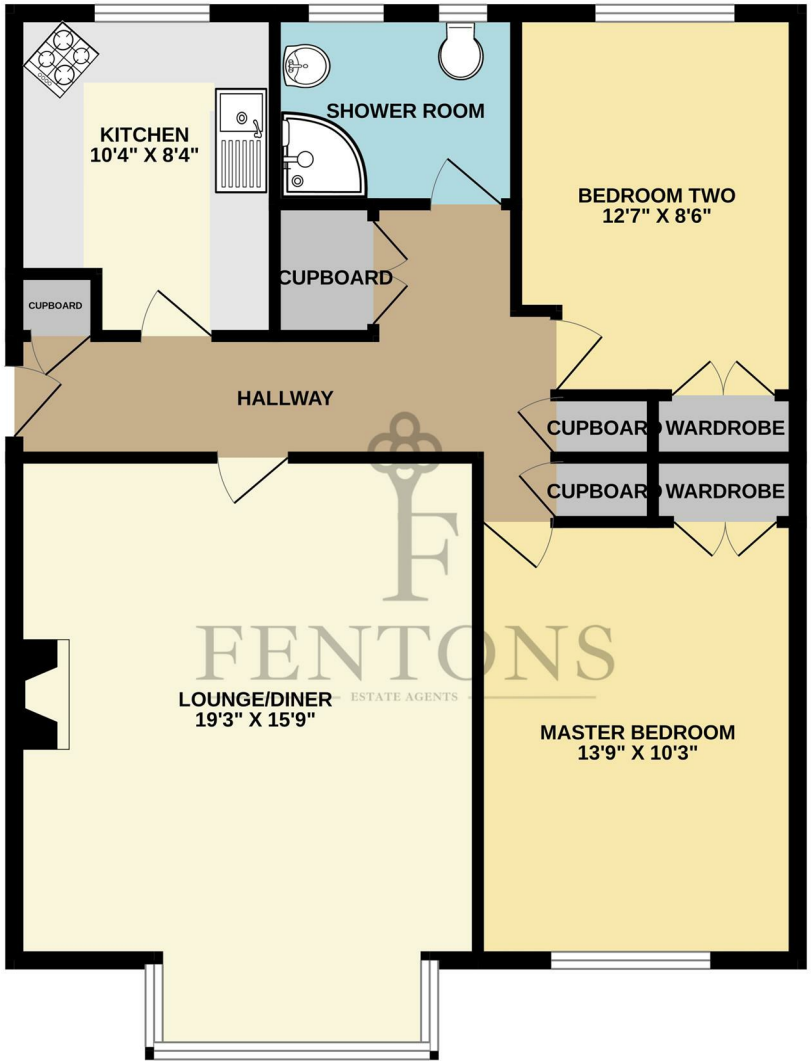
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SECOND FLOOR



3 PORTLAND HOUSE

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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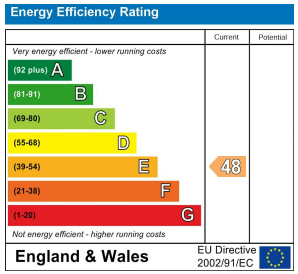
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