



## 2 bed flat to buy in CO13

Upper Fourth Avenue, Frinton-on-Sea,  
Essex, CO13 9JS

**£125,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ First Floor Flat
- ✓ Two Bedrooms
- ✓ Garage & Communal Parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Auction are pleased to offer, with no onward chain, this two bedroom first floor flat situated in Upper Fourth Avenue, Frinton on Sea.

The property benefits from a large 24' living room, a 4pc bathroom suite, gas central heating, an allocated garden, garage and shared parking.

The flat is conveniently located just 160 meters from Frinton train station providing links to Clacton, Colchester and London Liverpool Street and is within 350 meters of Connaught Avenue, a bustling high street hosting an array of local shops, cafes and restaurants. The seafront is only a further 400 meters from Connaught Avenue with its sandy beaches and greensward.

PLEASE NOTE: Cash buyers only

ACCOMMODATION:

ENTRANCE HALL

KITCHEN - 11'3 max x 7'8 max

HALLWAY

LIVING ROOM - 24'1 max x 11' max

BEDROOM ONE - 11'2 x 10'2

BEDROOM TWO - 9'5 x 7'4

BATHROOM - 4 piece bathroom suite including shower cubicle

PARKING TYPE - Garage with communal parking in front

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 49

Annual Ground Rent Amount: £50.00

Price: Starting Bid £125,000

Property Type: Flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Upper Fourth Avenue, Frinton-on-Sea, Essex, CO13 9JS

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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