



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



NEWGATE STREET, WALTON ON THE NAZE, CO14 8DU

PRICE £165,000

We are pleased to present this Freehold investment opportunity, consisting of two, self-contained flats with a total annual rental income of £13,656 PA representing a yield in excess of 8.2%. Both flats are let on Assured Shorthold Tenancies to long term, reliable tenants.

The property is perfectly located in the heart of the coastal town of Walton, close to railway links (direct to London Liverpool Street), a stone's throw from the golden beaches, restaurants, pier, bus routes, schools, supermarkets, pubs, parks, public swimming pool and more.

- Freehold Terraced Property
- Studio Flat & One Bed Flat
- Investment Purchase
- Producing £13,656 PA
- Town Centre
- EPC D/D



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FLAT 18

Ground floor studio flat of approximately 520 Sq Ft. Let on an AST at £569pcm.

LOUNGE AREA

15'8 x 12'7 (4.78m x 3.84m)

Two UPVC double glazed windows to front, radiator, built-in cupboard housing gas meter.

KITCHEN AREA

10'7 x 8' (3.23m x 2.44m)

Range of eye level and base kitchen units, stainless steel sink with chrome mixer taps, rolled edge work surfaces and breakfast bar.

BEDROOM AREA

10'7 x 10'2 (3.23m x 3.10m)

Radiator, door to:

UTILITY/STORE

8'3 x 7'1 (2.51m x 2.16m)

Tiled floor and walls, Gas boiler, radiator, rear door to a very small outside area (for maintenance). New gas combination boiler installed 2023.

BATHROOM

6'2 x 5' (1.88m x 1.52m)

Tiled floor and walls, ceramic low-level W/C, wash basin and panelled bath with shower attachment.

FLAT 20

First floor, one bedroom flat of approximately 390 Sq Ft. Let on an AST at £569pcm.

LANDING

Double glazed window to rear, storage cupboard housing new gas combination boiler, installed 2024.

OPEN PLAN KITCHEN/LIVING AREA

16'4 x 15'2 max (4.98m x 4.62m max)

Lounge Area

Large radiator, UPVC double glazed casement window to front (2 opening windows).

Kitchen Area

Range of eye level and base kitchen units, Four-ring hob, built-under oven, resin insert kitchen sink with matching mixer taps, tiled floor.

BATHROOM

8'8 x 6' (2.64m x 1.83m)

Low-level ceramic W/C, wash basin and panelled bath with mixer taps, double glazed window to rear, radiator, tiled walls, and floor.

BEDROOM

9'4 x 9'3 (2.84m x 2.82m)

Built-in wardrobes, large radiator, UPVC double glazed window to front.

COUNCIL TAX

18 - Band A

20 - Band A

TENANCIES

The property will be sold with Tenants in situ. Please contact the office further details on the current terms.

MATERIAL INFO

Council Tax Band: A

Heating: Gas

Services:

Mains electricity -

Mains gas -

Mains water -

Mains drainage -

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - Likely

EE - Limited

Three - Limited

Vodafone - Likely

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing:
Non-Standard Features to note:

AGENT NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017

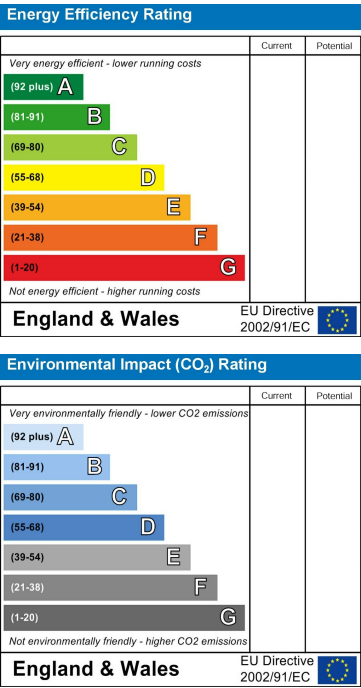
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



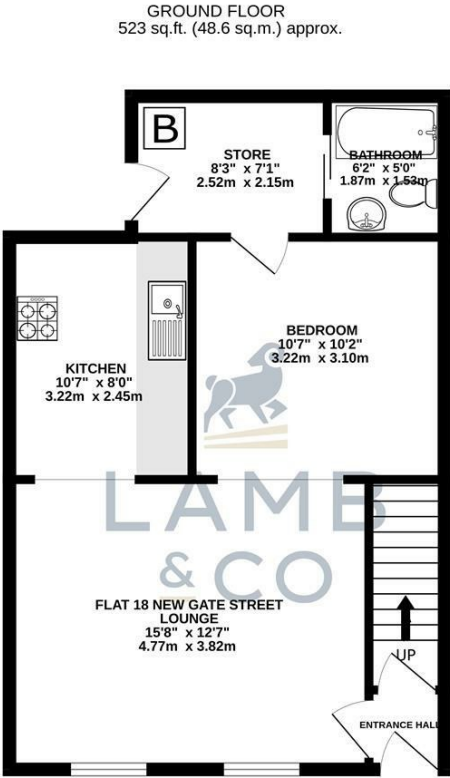
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.
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 is given to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.