

20, Saville Street
Walton On The Naze, CO14 8PL

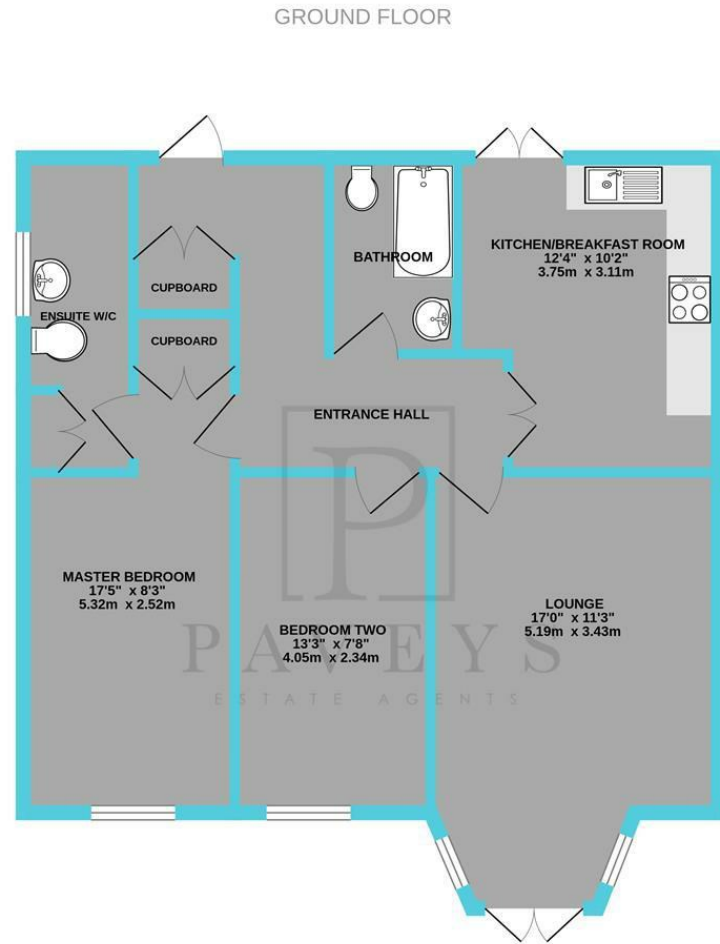
Price £575,000 Freehold



PAVEYS
ESTATE AGENTS

FREEHOLD RESIDENTIAL DEVELOPMENT FOR SALE
WALTON ON THE NAZE TOWN CENTRE LOCATION
INVESTMENT OPPORTUNITY

"Aldborough House" has been converted into 4 DOUBLE BEDROOM FLATS currently let under Assured Shorthold Tenancy Agreements. Each flat consists of a lounge, two double bedrooms, fitted kitchen, en-suite shower room, double glazing, off road parking and GCH via Worcester Bosch combination boiler. Located within walking distance of Walton's seafront, town centre and railway station. Call Paveys for more information.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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FLAT 1

- Ground Floor Flat
- 2 Double Bedrooms
- Fitted Kitchen
- En-Suite to Master Bedroom
- Worcester Bosch Combination Boiler
- Double glazing & gas central heating

FLAT 2

- Ground Floor Flat
- 2 Double Bedrooms
- Fitted Kitchen
- En-Suite to Master Bedroom
- Worcester Bosch Combination Boiler
- Double glazing & gas central heating

FLAT 3

- First Floor Flat
- 2 Double Bedrooms
- Fitted Kitchen
- En-Suite to Master Bedroom
- Worcester Bosch Combination Boiler
- Double glazing & gas central heating

FLAT 4

- First Floor Flat
- 2 Double Bedrooms
- Fitted Kitchen
- En-Suite to Master Bedroom
- Worcester Bosch Combination Boiler
- Double glazing & gas central heating

OUTSIDE FRONT

OUTSIDE REAR

Off road parking to the rear.

IMPORTANT INFORMATION

Council Tax Bands Range from C-D.
Tenure: FREEHOLD
Energy Performance Certificate (EPC) rating: Each flat has a B Council Tax.
The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.