



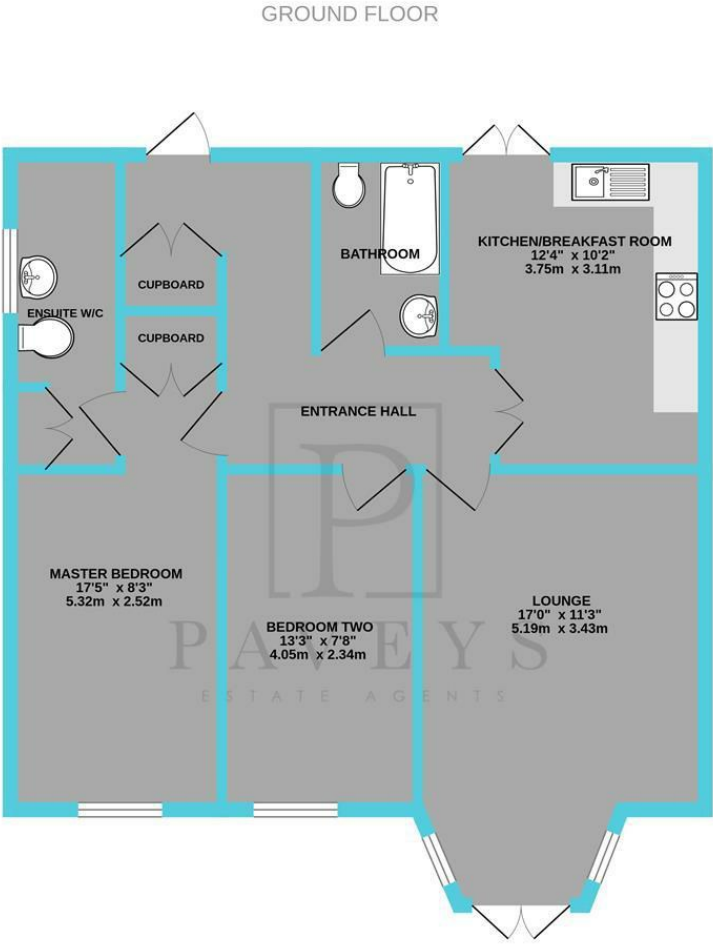
20, Saville Street
Walton On The Naze, CO14 8PL
Price £535,000 Freehold

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		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	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.
Made with Metropix i2024

- 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 Flats 1-3 C - Flat 4 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.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.