

15-15A, Newgate Street

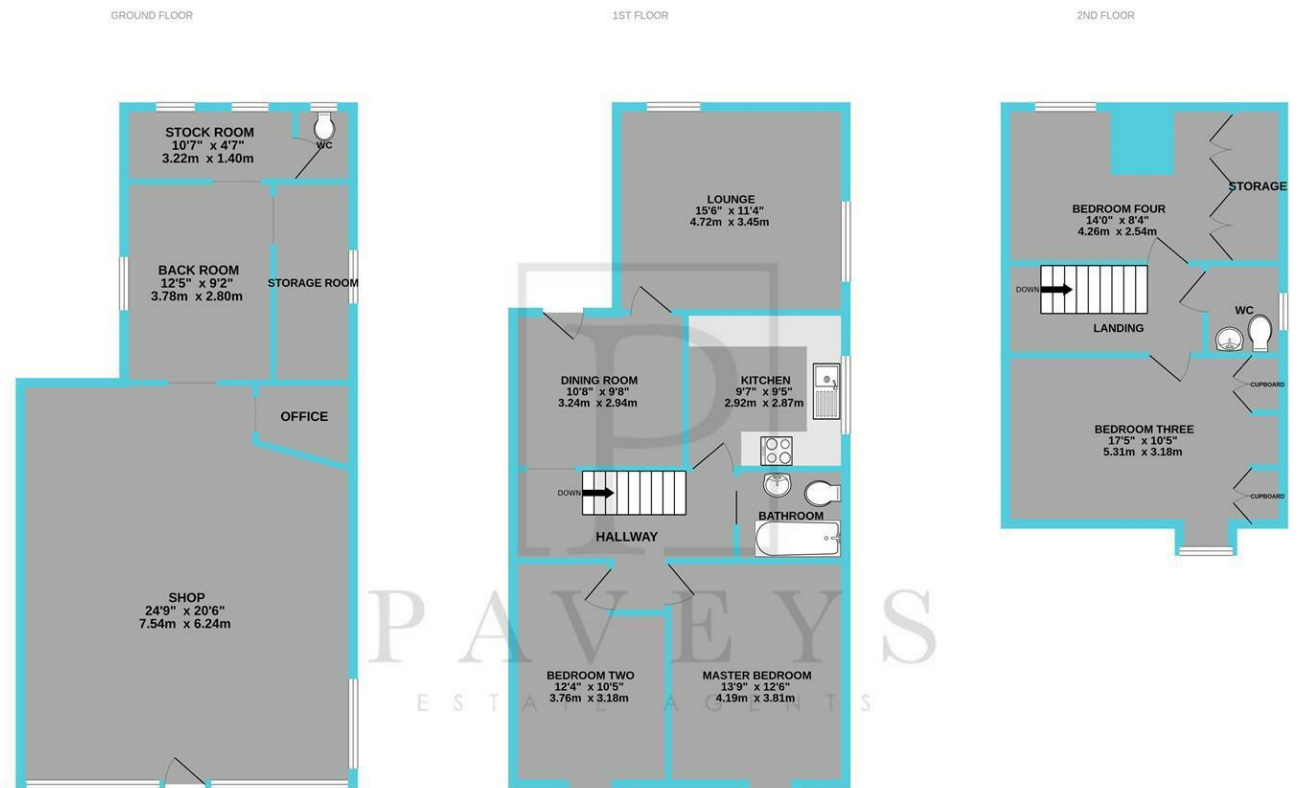
Walton On The Naze, CO14 8DT

Price £250,000 Freehold



PAVEYS
ESTATE AGENTS

Positioned in the heart of the coastal town of WALTON-ON-THE NAZE is this FREEHOLD BUILDING incorporating a GROUND FLOOR RETAIL UNIT AND FOUR DOUBLE BEDROOM SPLIT LEVEL FLAT to be sold with NO ONWARD CHAIN. The ground floor accommodation consists of a retail shop unit, stock room/storage room, office and cloakroom. The self contained flat is access via a private staircase and entrance door to the first floor leading to two reception rooms, kitchen, two double bedrooms and bathroom. On the top floor are two double bedrooms and cloakroom. Outside there is off road parking to the rear. The building is located within a short stroll of Walton's High Street, pretty beach, popular pier and Walton Train Station with services to Colchester, Chelmsford & London Liverpool Street. The town is serviced by an excellent bus service and has ample places to park in one of the town's many car parks. We have keys to view! Call Paveys to arrange your appointment.



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 | | Environmental Impact (CO ₂) Rating | |
|---|---------|---|---|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions |
| (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 | 54 | 71 | (39-54) E |
| (21-38) F | | | (21-38) F |
| (1-20) G | | | (1-20) G |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | | England & Wales | |
| EU Directive 2002/91/EC | | EU Directive 2002/91/EC | |

THE SHOP - GROUND FLOOR

SHOP FLOOR 24'9 x 20'6 (7.54m x 6.25m)

OFFICE

BACK ROOM & STORAGE ROOM 12'5 x 9'2 (3.78m x 2.79m)

STOCK ROOM 10'7 x 4'7 (3.23m x 1.40m)

CLOAKROOM

THE FLAT - FIRST & SECOND FLOORS

HALLWAY

DINING ROOM 10'8 x 9'8 (3.25m x 2.95m)

LOUNGE 15'6 x 11'4 (4.72m x 3.45m)

KITCHEN 9'7 x 9'5 (2.92m x 2.87m)

MASTER BEDROOM 13'9 x 12'6 (4.19m x 3.81m)

BEDROOM TWO 12'4 x 10'5 (3.76m x 3.18m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM THREE 17'5 x 10'5 (5.31m x 3.18m)

BEDROOM FOUR 14' x 8'4 (4.27m x 2.54m)

CLOAKROOM

OUTSIDE

PARKING

There is off street parking to the rear of the property.

IMPORTANT INFORMATION

Council Tax Band: A (Flat)

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E (Flat)

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

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.