



8 Ernest Luff Court, Luff Way

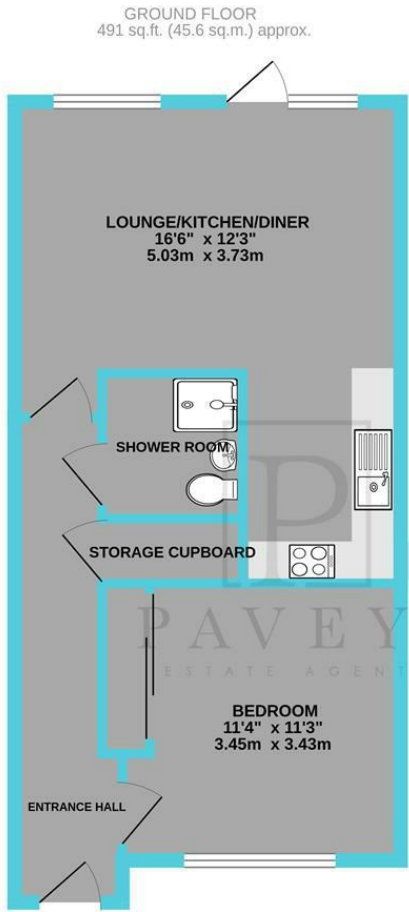
Walton On The Naze, CO14 8FU

Price £189,995 Freehold

A rare opportunity to purchase this IMMACULATE "FREEHOLD" RETIREMENT BUNGALOW with PRIVATE REAR GARDEN & ALLOCATED PARKING. Set in a small mews development of MODERN RETIREMENT BUNGALOWS and is conveniently positioned within close proximity to the Triangle Shopping Centre, Tesco superstore & popular Frinton Community Association. The property is beautifully presented throughout and ready to move into. Key features include a lounge diner with windows overlooking the garden, modern fitted kitchen with appliances, good sized double bedroom with fitted wardrobe and built in wardrobe. The private and un overlooked rear garden has artificial grass for low maintenance and gated rear access. An internal viewing is advised. Call Paveys to arrange you appointment!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			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			(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 491 sq.ft. (45.6 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 as to their operability or efficiency can be given.
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ENTRANCE HALL

Composite entrance door with inset glass to front aspect, LVT flooring, smooth ceiling, spot lights, loft access, built in storage cupboard, radiator.

BEDROOM 11'4 x 11'3 (3.45m x 3.43m)

Double glazed window to front, fitted carpet, smooth ceiling, wardrobe with mirror fronted sliding doors, radiator.

LOUNGE/KITCHEN DINER 16'6 x 12'3 (5.03m x 3.73m)

Double glazed door to rear garden, double glazed windows to rear overlooking the garden, fitted carpet, smooth ceiling, open access to Kitchen, radiators.

KITCHEN

Range of white fronted over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Built in oven with gas hob and stainless steel cooker hood over, space and plumbing for washing machine, space for fridge freezer. LVT flooring, smooth ceiling, spot lights, part tiled walls, radiator.

SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with glass screen, tiled walls and rainfall shower head. LVT flooring, smooth ceiling, shaver point, chrome heated towel rail.

OUTSIDE FRONT

Pathway to entrance door, lawn area, exterior lighting.

OUTSIDE REAR

A private and un overlooked garden, retained by panel fencing, artificial lawn for low maintenance, patio area, gated access to rear.

MANAGEMENT FUND

The Vendor has advised that there is a Management Charge of approximately £250 per annum for the upkeep of the development.

IMPORTANT INFORMATION

Council Tax Band: A
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
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 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.

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.