



Princes Esplanade Walton On The Naze, CO14 8QD

**** STUNNING SEA VIEWS **** Situated in the sought after coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented, **SECOND FLOOR TWO BEDROOM FLAT**. The property is situated directly on Walton's Seafront offering panoramic sea views and is conveniently located within quarter of a mile of the town centre and the mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Stunning Sea Views
- En-Suite to Main Bedroom
- Distant Backwater Views
- Immaculately Presented
- Juliette Balcony
- Allocated Parking
- Close to Amenities
- Council Tax Band - C
- EPC Rating - C



Price £250,000 Leasehold

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Accommodation comprises with approximate room sizes:-

Communal entrance door to:-

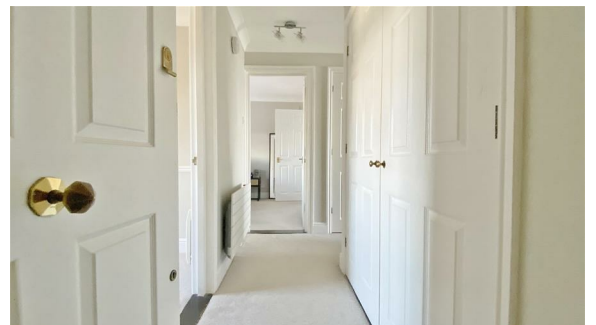
Communal Hall

Entry telecom system. Stair flight to all floors. Hardwood door leading to:-



Hallway

Built in storage cupboards with fitted shelving. Telecom entry system. Built in airing cupboard housing hot water cylinder. Electric storage heater. Door to:-



Bedroom 1

12'10" x 8'10"

Fitted wardrobes with sliding doors and integral shelving units. Wall mounted electric heater. Sealed unit double glazed window to rear. Door to:-



En-Suite

Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom 2

9'3" x 8'4"

Fitted desk, drawers and shelving unit. Wall mounted electric heater. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan.



Kitchen

8'11" x 7'2"

Fitted with a range of matching high gloss fronted units. Granite effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring induction hob with electric oven under and Neff extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge and freezer. Plumbing for washing machine. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



Lounge/Diner

19'7" x 13'9"

Wall lights. Two wall mounted electric heaters. Sealed unit double glazed windows to front with direct sea views. Sealed unit double glazed sliding patio door leading to Juliette balcony with stunning sea views.



Outside

Communal Gardens. Allocated parking to the rear entrance of the block.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): TBC

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£): TBC

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/02.24

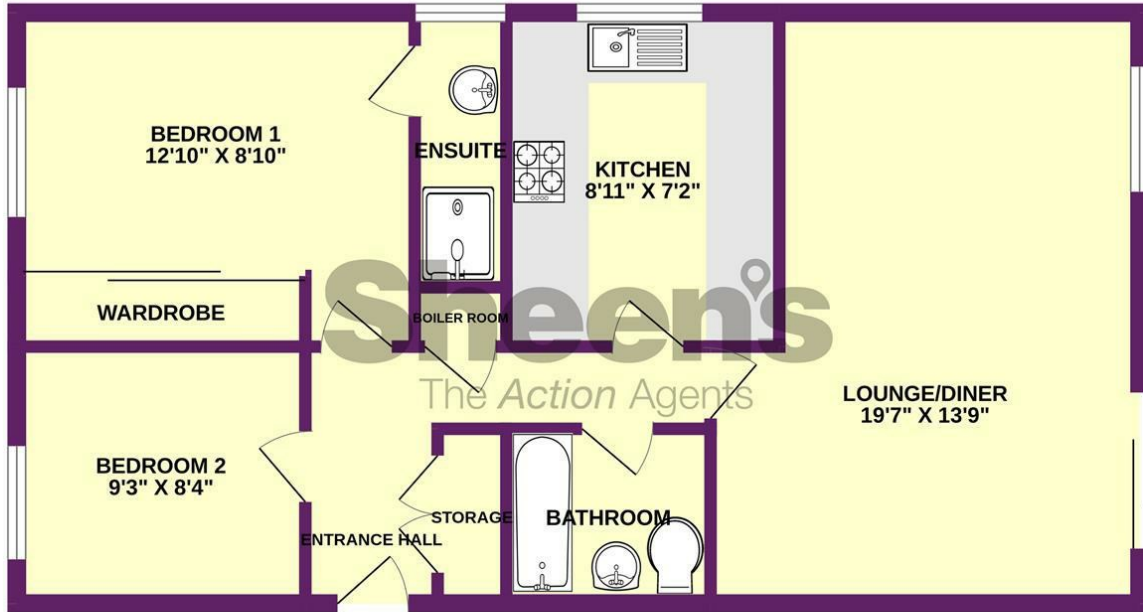
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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Selling properties... not promises

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