

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



The Parade Walton On The Naze, CO14 8EX

*** STUNNING SEA VIEWS*** Located directly on Walton's seafront being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this well presented ONE DOUBLE BEDROOM GROUND FLOOR FLAT. The property benefits from direct sea views, allocated parking and an ideal investment opportunity grossing a 6% yield. The property is also conveniently located within twenty five metres of Walton's seafront and mainline railway station with direct links to London Liverpool Street. Walton's town centre is approximately a quarter of a mile away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- One Double Bedroom
- Direct Sea Views
- Modern Kitchen
- Modern Bathroom
- Allocated Parking
- Close to Walton Pier
- Ideal Investment
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C



Price £150,000 Leasehold

The Parade, Walton On The Naze, CO14 8EX

Accommodation comprises with approximate room sizes:-

Obscured sealed unit hardwood door leading to:

Lounge/Diner

21'4" max x 14'4"

Built in storage cupboard. Laminate flooring. Two radiators. Sealed unit double glazed sash bay window to front with direct sea views. Door to:



Kitchen

13'6" x 5'10"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Further selection of units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Part tiled walls. Tiled flooring. Wall mounted boiler providing heating and hot water throughout. Spotlights. Radiator. Sealed unit double glazed sash window to side.



Bedroom

13'6" into dr x 11'3"

Built in wardrobe. Radiator. Sealed unit double glazed sash window to side.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail.



Outside

Secured gated access leading to allocated parking. Direct sea views.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 150 approx.

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 600

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/03.24

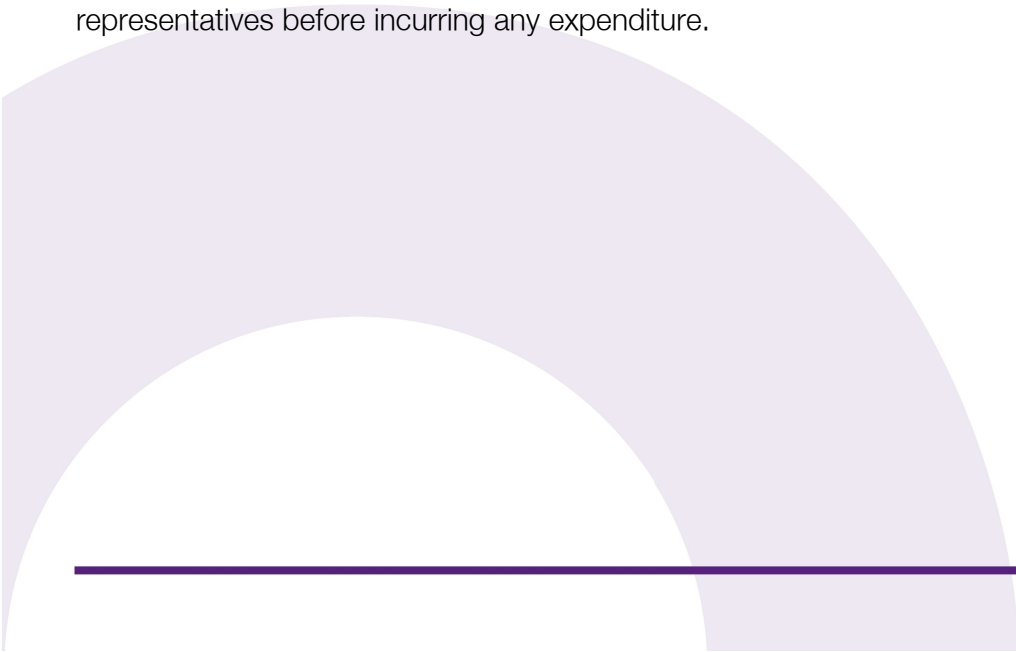
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

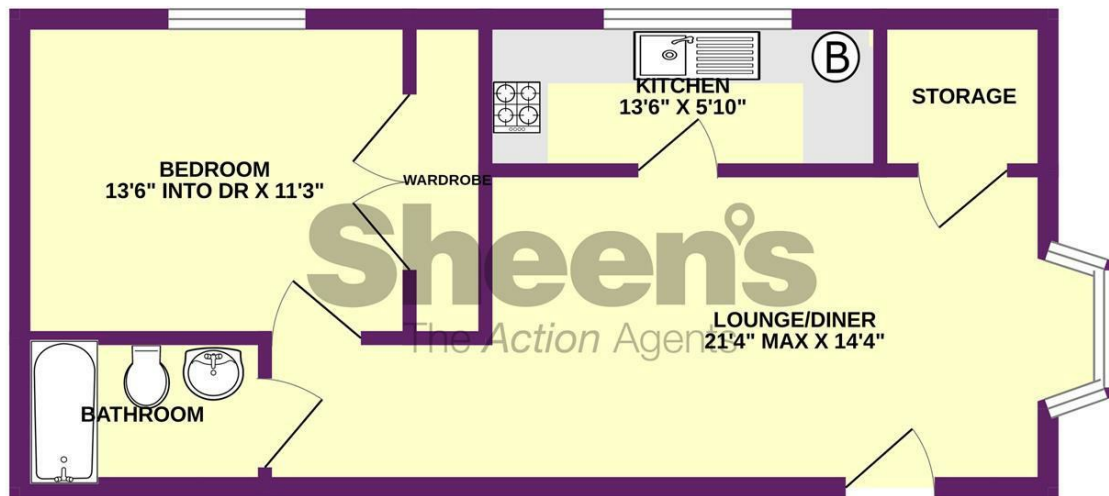
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

Lease info

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.



GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.8 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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Selling properties... not promises

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