



High Street Walton-on-the-Naze, CO14 8BB

Located within 50 metres from the Seafront and being offered with NO ONWARD CHAIN positioned in the heart of the popular coastal seaside town of Walton-on-the-Naze, is this ONE BEDROOM FIRST FLOOR FLAT. The property is conveniently situated in the town centre offering a range of amenities including boutique shops and cafes. The newly refurbished Walton Pier is within a short stroll from the property and the mainline railways station with its links to London Liverpool Street is within quarter of a mile away.

- One Bedroom
- First Floor
- 15'1" Lounge
- Central Location In Popular Coastal Town
- Close To Mainline Railway Station
- No Onward Chain
- Allocated Parking
- Ideal Investment
- EPC Rating E
- Council Tax Band - A



Price £80,000 Leasehold

Hardwood communal entrance door with security entry system leading to:-

Communal Entrance Hall

Stair flight to all floors.

First Floor

Harwood entrance door giving access to:-

Hallway

Built in airing cupboard housing hot water cylinder and water tank,. Security intercom system. Archway to kitchen. Door to:-



Lounge

15'1" x 9'5"

Wood flooring. Two original sash windows to side.



Bedroom

10'7" x 9'

Wood laminate flooring. Original sash window to side.



Kitchen

Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Further selection of matching units at both eye and floor level. Space for cooker with extractor hood above. Plumbing for washing machine. Part tiled walls.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Enclosed panelled bath with wall mounted electric shower. Tiled splashbacks.



Outside - Front

Hardstanding area providing one allocated off street parking space.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 88

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 900

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note

JAF/05.24

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.



FIRST 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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