



## Princes Esplanade Walton On The Naze, CO14 8QD

Situated in the sought after coastal town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this well presented, TWO BEDROOM GROUND FLOOR FLAT. The property has undergone some modernisation and is within a stones throw away from Walton Seafront 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 Bedrooms
- Ground Floor
- Communal Parking
- Ideal Investment
- Close to Seafront
- Share Of Freehold
- Walton-on-the-Naze
- No Onward Chain
- Council Tax Band - B
- EPC Rating - D



**Price £175,000 Leasehold**



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# Princes Esplanade, Walton On The Naze, CO14 8QD

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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 cupboard. Electric night storage heater. Sealed unit double glazed window to side. Door to:



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Tiled flooring. Built in airing cupboard housing hot water cylinder. Obscured sealed unit double glazed window to side.



### Bedroom One

12'4" x 9'1"

Electric night storage heater. Sealed unit double glazed window to rear.



### Bedroom Two

11'1" into dr x 8'9"

Electric night storage heater. Sealed unit double glazed window to side.



### Lounge/Diner

18'7" x 11'1"

Wall lights. Two newly installed electric storage heaters. Two sealed unit double glazed windows to rear. Door to:



## Kitchen

8'8" x 7'2"

Fitted with a range of matching white fronted units. Wooden hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side.



## Outside

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



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 965

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1300 approx. including buildings insurance

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None


## JD/06.24

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.

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



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## 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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**Sheen's**  
The Action Agents