



Old Hall Lane Walton On The Naze, CO14 8LJ

Situated in a non-estate position in Walton-on-the-Naze, Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, THREE DOUBLE BEDROOM SECOND FLOOR FLAT. The property benefits from a share of freehold, panoramic views of the seafront and backwaters and is within three hundred yards of Walton's sea front, half a mile of the town centre and three quarters of a mile of Walton's mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- **Three Double Bedrooms**
- **Large Lounge/Diner**
- **Two Balconies With Backwater & Sea Views**
- **Second Floor Apartment**
- **Double Length Garage & Off Road Parking**
- **Separate WC**
- **Popular 'Naze' Location**
- **Share of Freehold**
- **Council Tax Band - C**
- **EPC Rating - F With Potential To Be C**



Price £240,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

Communal Hall

Stair flight to all floors. Hardwood door leading to:



Hall

Doors to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Tiled flooring. Extractor fan.



Kitchen

13'4" x 9'3"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to front with distant sea views.



Lounge/Diner

19'8" x 17'1" max

Wall mounted electric fire. Wall mounted electric heater. Sealed unit double glazed window to rear with backwater views. Sealed unit double glazed sliding patio doors leading to:



Balcony

Seating area with stunning backwater views.



Alternate Lounge/Diner View



Bedroom Two

10'10" x 9'4"

Wall mounted electric heater. Sealed unit double glazed windows to front with distant sea views. Sealed unit double glazed door leading to



Balcony

Seating area with distant sea views.



Inner Hall

Built in airing cupboard housing hot water cylinder. Doors to:



Bedroom One

14" x 9'4"

Fitted wardrobes with sliding doors. Wall mounted electric heater. Sealed unit double glazed window to front with distant sea views.



Bedroom Three

9'5" x 9'2"

Wall mounted electric heater. Sealed unit double glazed window to rear with backwater views.



Bathroom

White four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment. Enclosed shower cubicle with wall mounted shower rain attachment. Fully tiled walls. Tiled flooring. Wall mounted electric rad with towel rail. Obscured sealed unit double glazed window to side.



Outside

Double length garage with up and over door and allocated parking space directly in front. Communal gardens. Communal bin area. Visitors parking bays.



Alternate Outside View



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 992 approx.

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1400

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):

Non-Standard Property Features To Note: None

JD/07.24

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.

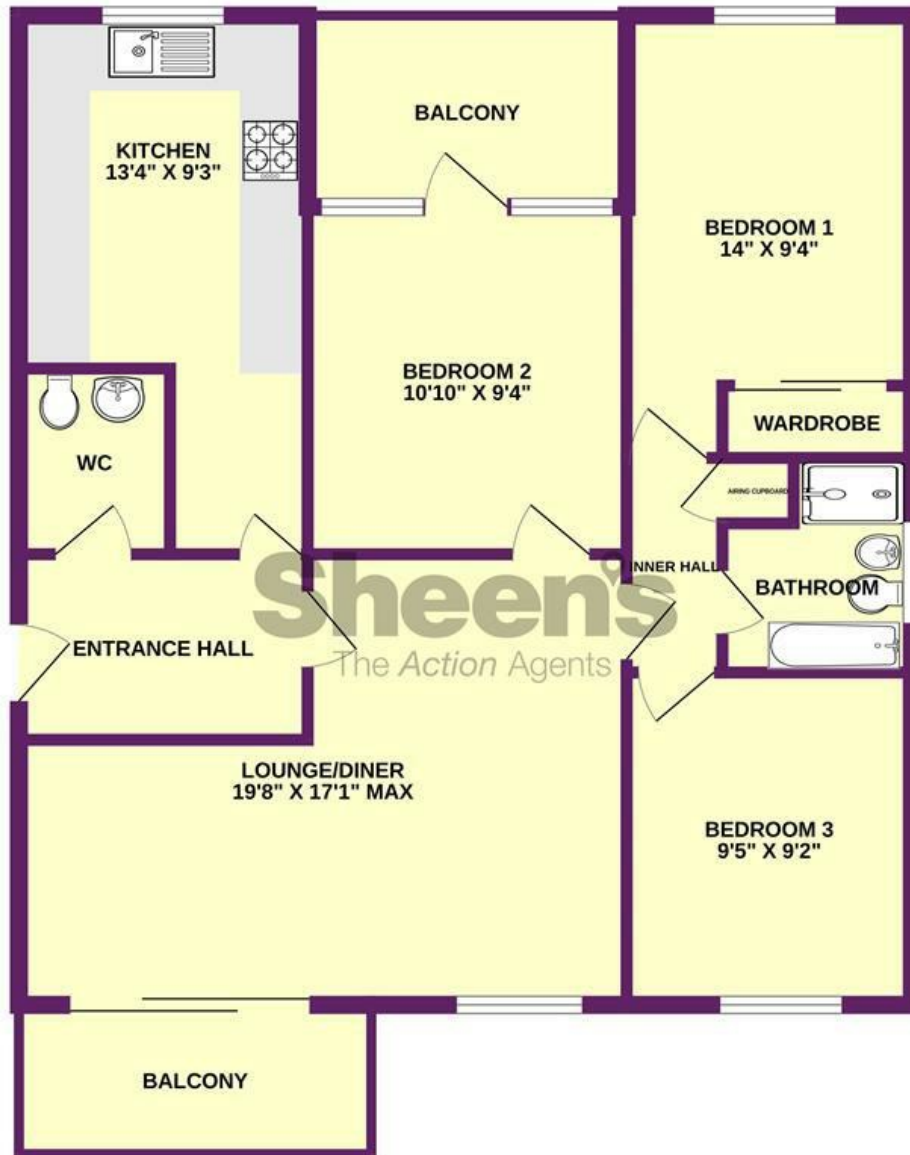
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

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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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