



Walton Road Walton On The Naze, CO14 8LR

Situated in a NON-ESTATE position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this well presented, spacious, THREE DOUBLE BEDROOM FIRST FLOOR FLAT. The property benefits from a garage in the block, communal parking and a balcony making great outdoor space. The property is also conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street and an early viewing is highly recommended to avoid disappointment.

- **Three Double Bedrooms**
- **Balcony**
- **First Floor Flat**
- **Communal Gardens**
- **Garage In Block & Communal Parking**
- **Ideal Investment**
- **Gas Central Heating**
- **Non-Estate Position**
- **Council Tax Band - B**
- **EPC Rating C**



Price £199,995 Leasehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Communal Hall

Stair flight to all floors, door to rear leading to communal gardens.



Hall

Door leading to lounge/diner. Door to:



Bedroom Three

13'3" x 8'4"

Radiator. Sealed unit double glazed window to front.



Kitchen

11'9" x 9'10"

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 electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to rear.



Inner Hall

Built in storage cupboard. Radiator. Doors to:



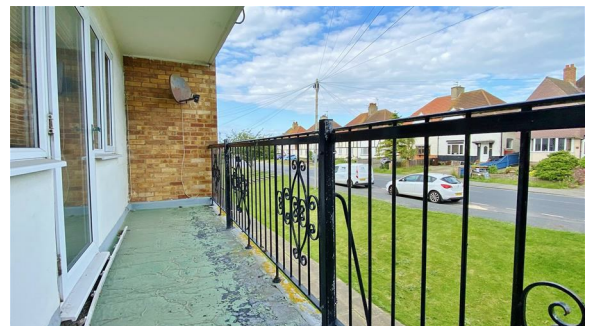
Lounge/Diner

19'0" x 12'2"

Wall mounted electric fire. Wall lights. Radiator. Sealed unit double glazed windows to front. Sealed unit double glazed door to:

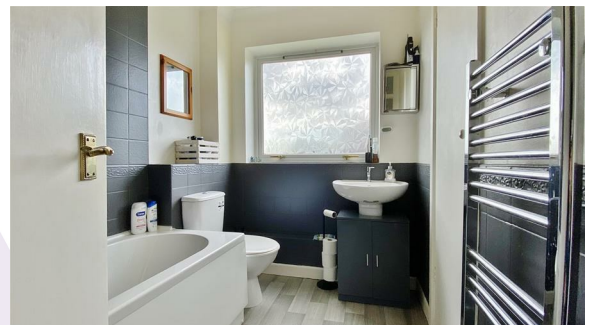


Balcony



Bathroom

White suite comprise of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Wall mounted heated towel rail. Obscured sealed unit double glaze window to rear.



Bedroom One

16'9" x 11'4"

Fitted wardrobes. Radiator. Sealed unit double glazed window to side and front aspect.



Bedroom Two

12'0" x 11'8" max

Radiator. Sealed unit double glazed window to rear



Outside

Communal garden areas laid to lawn and an array of flowers, trees shrubs and bushes. Communal parking. Access to garage. Communal bin areas.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 987

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 323 per quarter including buildings insurance

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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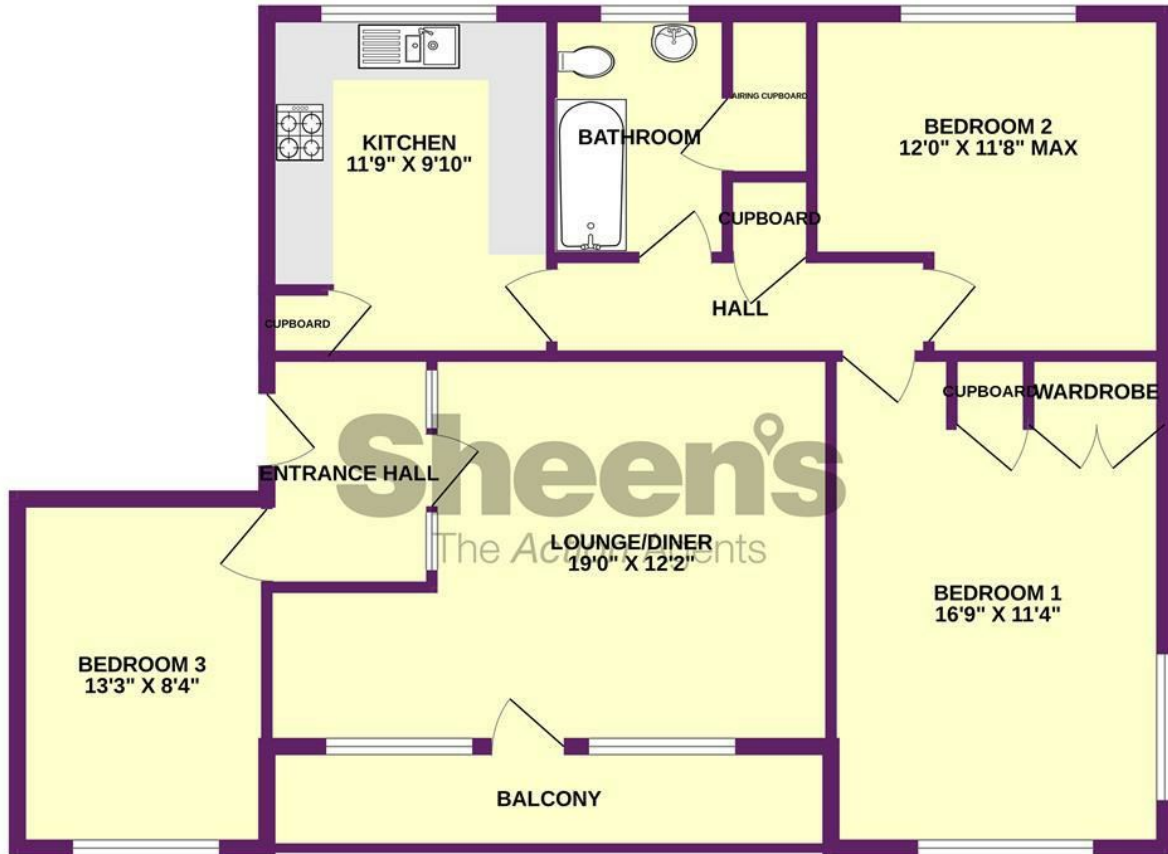
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



WALTON ROAD

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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