



## Hall Lane Walton-on-the-Naze, CO14 8QE

**\*\* SEA VIEWS & BALCONY \*\*** Situated in the sought after coastal town of Walton-on-the-Naze on the outskirts of the town centre is this well presented TWO BEDROOM FIRST FLOOR APARTMENT. The property boasts stunning sea views from multiple aspect and offers a large 24'3" lounge/dining/kitchen area, balcony to the front, private garden area and off street communal parking. The property being offered come with a positive feature owning a share of the freehold and a long lease of 998 years. Located within half a mile of the town centre and mainline railway station an early viewing is highly recommended to fully appreciate the property which is on offer.

- Two Bedrooms
- Balcony & Sea Views
- 24'3" Lounge/Dining/Kitchen Area
- Well Presented Throughout
- Central Location In Popular Coastal Town
- Close To Amenities
- Communal Off Street Parking
- Share Of Freehold & Long Lease
- EPC Rating C
- Council Tax Band - B



**Price £225,000 Leasehold - Share of Freehold**

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

### Communal Entrance Hall

Stair flight to first floor. Hardwood door leading to:-



### Hallway

Wood laminate flooring. Built in storage cupboard. Door to:-





### Bedroom 1

12'9" x 11'8"

Built in wardrobe. Radiator. Double glazed window to front with sea views.



### Bedroom 2

8'2" x 7'5"

Radiator. Double glazed window to rear.



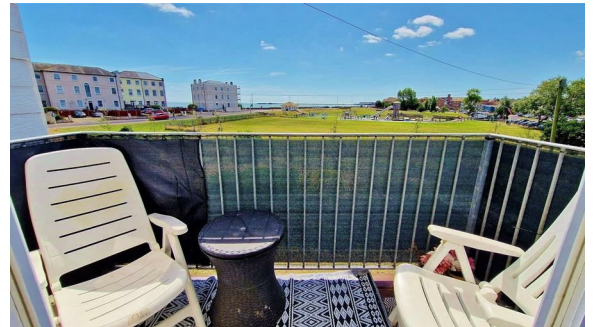
### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Built in airing cupboard. Fully tiled walls. Tiled flooring. Radiator. Extractor fan. Obscured double glazed window to rear.



## Lounge/Diner/Kitchen

24'3" x 11'10"



## Lounge/Diner

16' x 11'10"

Wood flooring. Double glazed window to side. Double glazed French doors to balcony (enclosed with sea views) with full length matching side glazed panels.



## Kitchen Area

9'4" x 8'8"

Fitted with a range of medium oak effect fronted units. Marble effect rolled edge worksurfaces. Inset one and a half stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Inset four ring electric hob with built in double oven under and extractor hood above. Integrated fridge/freezer. Plumbing for washing machine. Part tiled walls. Wall mounted combination boiler providing heat and hot water throughout. Double glazed window to rear.



## Outside

Communal parking. Communal washing line. Designated private shingled area with wooden storage shed.



## Material Information - Leasehold Property

Tenure: Leasehold - Share Of Freehold

Length of lease (years remaining): 998

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1200

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note



## JAF/08.24

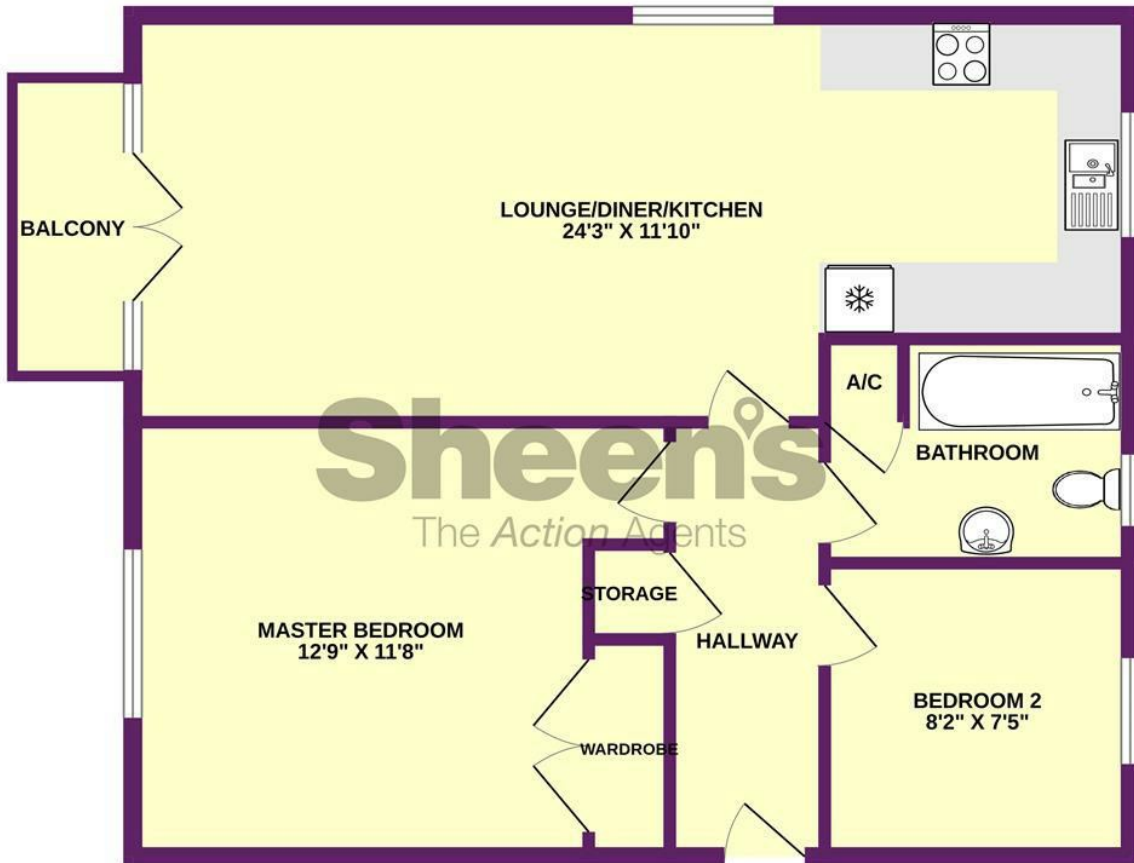
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated 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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## Selling properties... not promises

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