



Woodberry Way Walton-on-the-Naze, CO14 8EL

Situated in the popular sought after coastal town of Walton-on-the-Naze and within a hundred metres of the seafront, Sheen's Estate Agents have the pleasure in bringing to market this ONE BEDROOM GROUND FLOOR MAISONETTE. The property boasts a modern fitted interior with a large open plan kitchen and lounge area leading to a private rear garden. The property was built approximately 15 years ago and is conveniently situated within a quarter of a mile of the mainline railway station with links to London Liverpool Street and within half a mile of shopping amenities in Walton's town centre. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- 11'4" x 10'2" Bedroom
- Open Plan Kitchen/Lounge Area
- Modern Fitted Bathroom Suite
- Ground Floor With Private Rear Garden
- Share Of Freehold
- 100 Metres To Seafront
- Sought After Coastal Town
- No Onward Chain
- Must Be Viewed
- EPC Rating C / Council Tax Band A



Price £165,000 Leasehold - Share of Freehold

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full glazed matching panel giving access to:-

Hallway

Doors to all rooms. Door to:-



Bedroom

11'4" into bay x 10'2"

Fitted wardrobes. Full length feature panel radiator. Sealed unit double glazed bay window to front.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and fitted glass shower screen. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Built in storage cupboard housing wall mounted combination boiler (installed 2023).



Kitchen/Lounge



Kitchen Area

10'2" x 8'6"

Fitted with a range of modern fronted units. Rolled edge worksurfaces. Inset four ring electric hob with built in oven under and extractor hood above. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated washing machine. Integrated fridge. Part tiled walls. Fitted breakfast bar. Obscured sealed unit double glazed window to side. Open plan to:-



Lounge

12'9" x 11'10" nar to 8'8"

Feature panel radiator. Sealed unit double glazed French doors giving access to private rear garden.



Outside - Rear

24'

Patio area under cover with a polycarbonate roof. Remainder laid to lawn. Enclosed by panelled fencing. Gate giving access to side.



Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 115

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 0

Service charge review period (year/month):

Council Tax Band: A

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/09.24

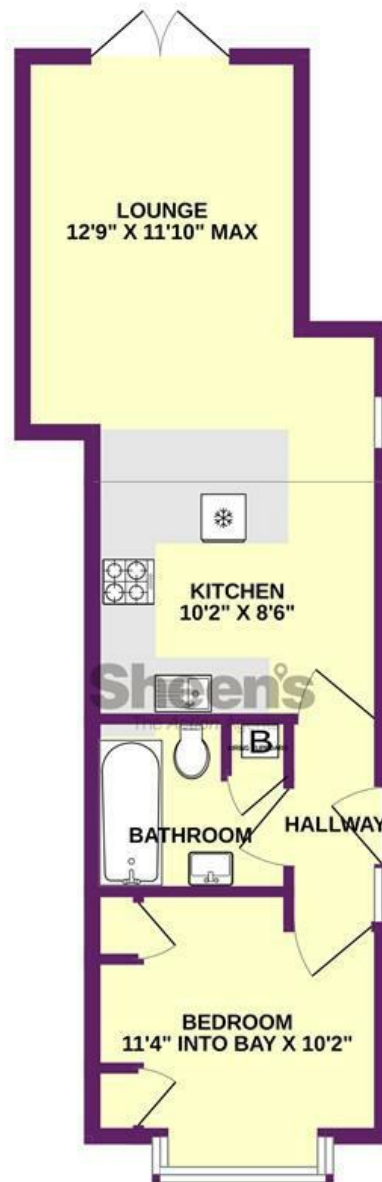
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.



GROUND FLOOR



WOODBERRY WAY

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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