



Naze Park Road Walton-on-the-Naze, CO14 8JY

Situated in the sought after coastal town of Walton-on-the-Naze within 150 meters to the seafront is this well presented TWO BEDROOM FIRST FLOOR APARTMENT. The apartment has the benefit of a long lease of approximately 978 years and offers modern living with views over the communal gardens. Located within easy reach of bus routes connecting the local area including the shopping amenities in Walton's town centre and the mainline railway station with its links to London Liverpool Street.

- Two Bedrooms
- Modern Accommodation on the First Floor
- 19'6" Lounge/Kitchen
- Modern Fitted Bathroom Suite
- Gas Central Heating
- Communal Gardens Views
- Allocated Parking
- Sought After Coastal Town
- EPC Rating - B
- Council Tax Band - B



Price £179,995 Leasehold

Accomm comprises with

Accommodation comprises with approximate room sizes:-

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight and lifts to all floors.

First Floor

Entrance door leading to:



Hallway

Built in storage cupboard. Doors to:



Bedroom One

12'5" x 9'2"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

12'5" x 6'6"

Radiator. Sealed unit double glazed window to rear.



Bathroom

Modern white suite comprising of low level W/C with concealed cistern. vanity wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Fitted extractor fan. Radiator.



Lounge/Kitchen/Diner

19'6" x 17'5"

Fitted with a range of matching beech coloured fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Plumbing for automatic washing machine. Wall mounted enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Two radiators. Two sealed unit double glazed windows to rear.



Kitchen/Dining Area



Outside

Communal Gardens. One allocated off street parking space.



Disclaimer - wide angle lens etc.

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.

Anti Money Laundering

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.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 978

Annual ground rent amount (£): 50

Ground rent review period (year/month):

Annual service charge amount (£): 1200 approximately

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



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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