



## 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 NO ONWARD CHAIN, TWO BEDROOM FIRST FLOOR FLAT. The property benefits from 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.

- Two Double Bedrooms
- Balcony
- First Floor Flat
- Ideal Investment
- No Onward Chain
- Communal Parking
- Close to Station & Seafront
- Keys To View
- Council Tax Band - B
- EPC Rating C



**Price £170,000 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.

### Lounge

19'1" x 12'2"

Parquet flooring. Wall mounted electric fire. Wall lights. Electric heater. Sealed unit double glazed windows to front. Sealed unit double glazed door to:



### Balcony



## Kitchen

11'7" x 10"

Fitted with a range of matching wooden fronted units. Marble effect rolled edge work surfaces. Inset bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching wooden units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Built in larder cupboard. Sealed unit double glazed window to rear. Door to:



## Inner Hall

Built in cupboard. Doors to:



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Built in storage cupboard. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Bedroom One

16'7" x 11'3"

Built in wardrobe. Wall lights. Electric heater. Sealed unit double glazed window to front and side.



### Bedroom Two

11'9" x 11'7"

Wall light. 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. Communal bin areas.



### Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 999

Annual ground rent amount (£): £1200

Ground rent review period (year/month):

Annual service charge amount (£):

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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

### DH/12.24

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.

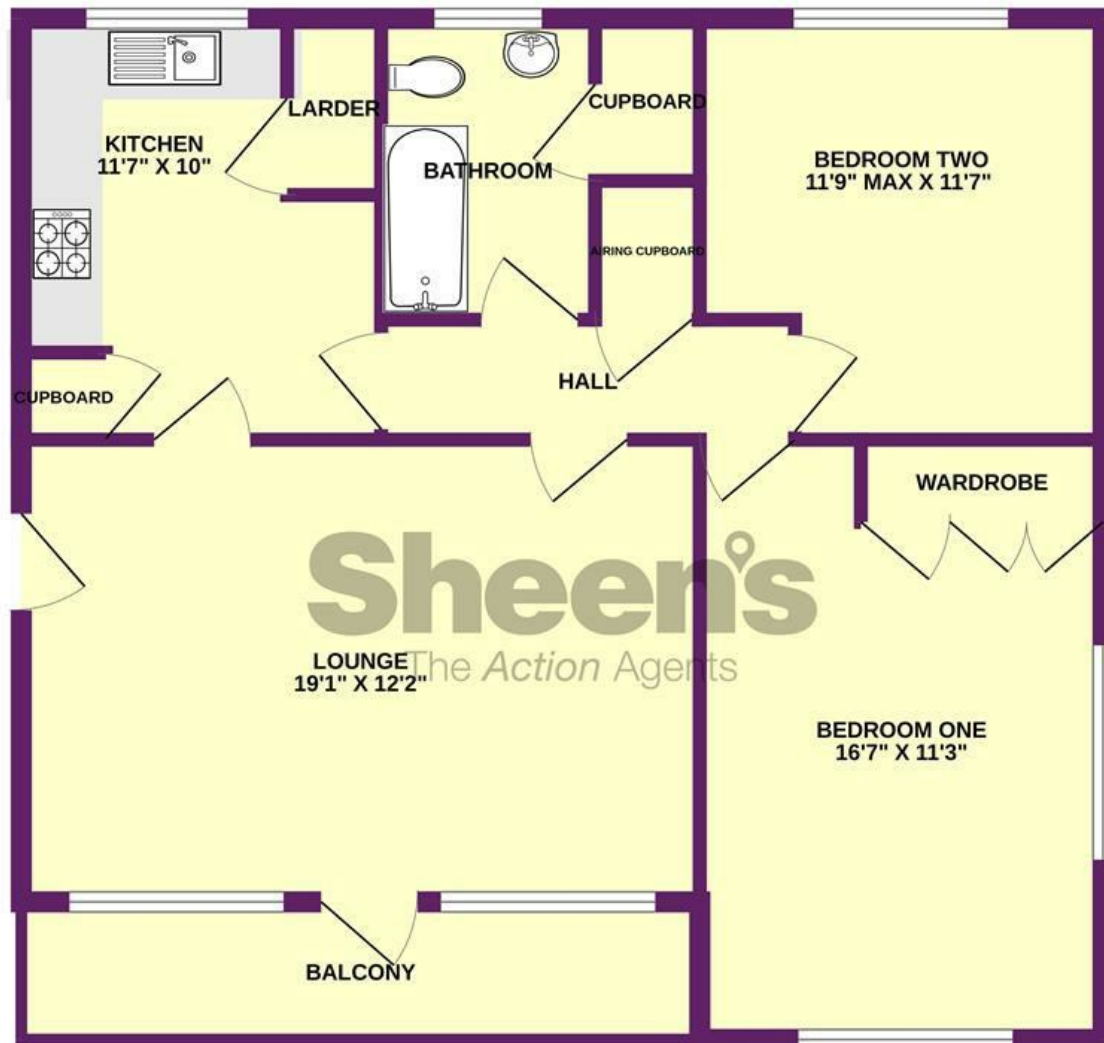
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients 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



321 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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**Sheen's**  
The Action Agents