



North Street Walton On The Naze, CO14 8PS

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this spacious, OVER 55'S ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property is conveniently located within five hundred metres of Walton's town centre and seafront and is within half a mile of the mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- One Double Bedroom
- Spacious Lounge/Diner
- Shower Room
- Over 55's
- Close to Shopping Amenities
- Communal Parking
- No Onward Chain
- Walton-on-the-Naze
- Council Tax Band - A
- EPC Rating - D



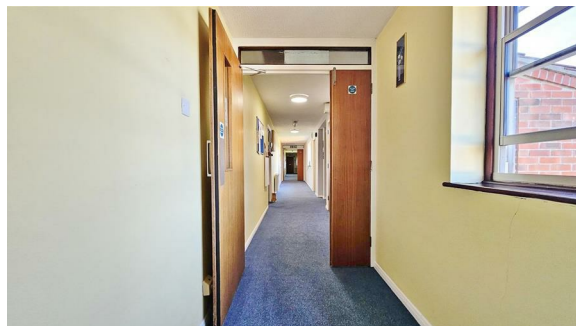
Price £80,000 Leasehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

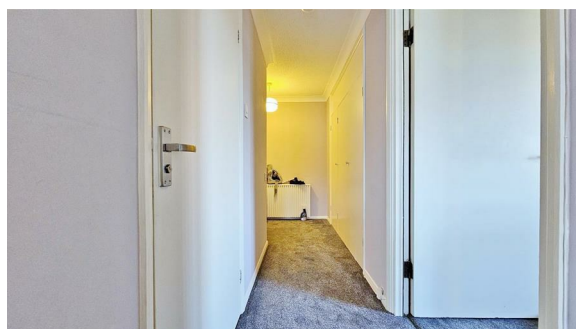
Communal Entrance Hall

Communal Entrance door with security entry phone system to communal hallway and lift to all floors.



Hallway

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Electric night storage heater. Doors to:



Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards and drawers under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted electric heater with fitted towel rail.



Bedroom

13'9" x 9'2"

Fitted wardrobes and drawers. Built in wardrobe. Sealed unit double glazed window to front.



Lounge/Diner

20'2" x 10'

Two electric night storage heaters. Sealed unit double glazed windows to side and front aspect. Double doors leading to:



Kitchen/Breakfast Room

12'4" x 7'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Glass display cupboard. Part tiled walls. Laminate flooring. Sealed unit double glazed window to side.



Outside

Communal Parking. Communal Bin Area.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 57

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 4000

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/02.25

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.



GROUND 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents