



Ocean View, Princes Esplanade Walton On The Naze, CO14 8QD

Situated in the sought after coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this GROUND FLOOR TWO DOUBLE BEDROOM FLAT. The property benefits from STUNNING SEA VIEWS, En-Suite to Master Bedroom and is conveniently located within quarter of a mile of the town centre and the mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Ground Floor Flat
- Direct Sea Views
- En-Suite to Master Bedroom
- Allocated Parking
- Outside Space
- Close to Amenities
- Walton-on-the-Naze
- Council Tax Band B
- EPC Rating TBC



Price £220,000 Leasehold

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Accommodation comprises with approximate room sizes:-

Communal entrance door to:-

Communal Hall

Communal entrance door leading to communal hallway. Stair flight to all floors. Lift to all floors. Hardwood door leading to:-

Entrance Hall

Telecom entry system. Storage heater. Two built in storage cupboards. Spotlights. Door to:-



Bedroom One

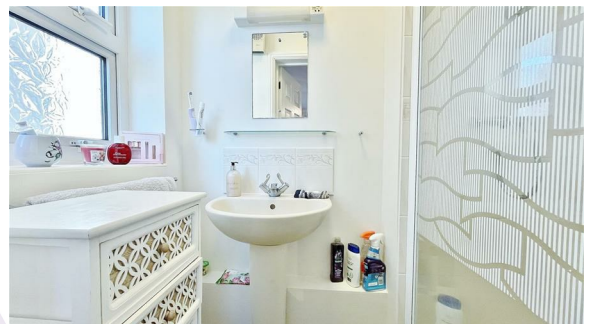
12'8" x 10'12"

Electric storage heater. Sealed unit double glazed window to rear. Door to:



En-suite

White suite comprises of Pedestal hand wash basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Wood effect vinyl flooring. Tiled splashback. Obscured sealed unit double glazed window to side.



Bedroom Two

9'2" x 8'4"

Electric storage heater. Sealed unit double glazed window to rear.



Kitchen

8'10" x 7'3"

Fitted with a range of matching units. Granite effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Four ring electric hob with electric oven under and extractor hood above. Further selection of matching units at both eye and floor level. Part tiled walls. Vinyl flooring. Plumbing for washing machine, space for fridge and freezer. Spotlights. Sealed unit double glazed window to side.



Shower Room

Suite comprising of low level WC. Pedestal hand wash basin. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan.



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Lounge/Diner

19'8" x 13'8"

Two electric storage heaters. Sealed unit double glazed window to front offering stunning sea views. Sealed unit double glazed sliding patio door with sea views leading to:



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Outside - Front

Outside seating area laid to block paving. Sea views.



Outside Views



Outside - Rear

Allocated parking to the rear entrance of the block.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 92 years

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1100

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:
<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note

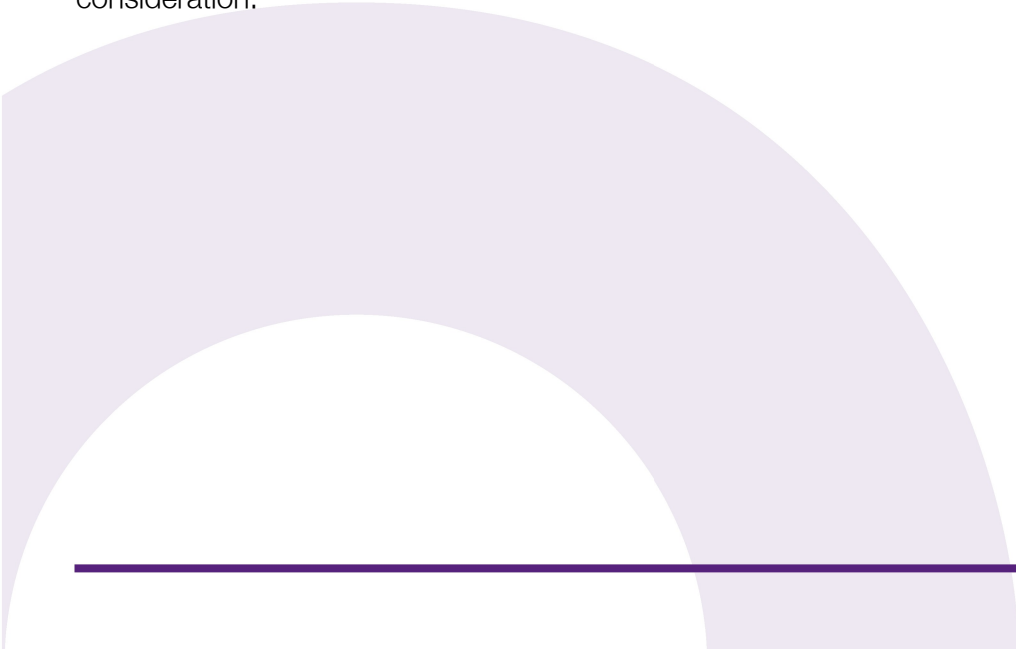
DH 0325

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

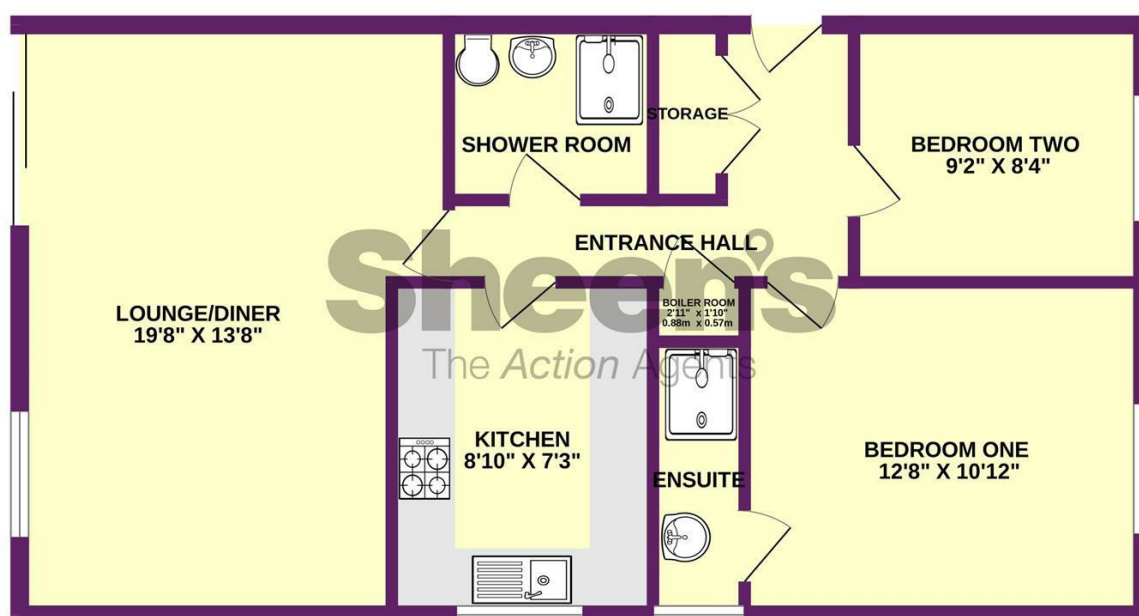
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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

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