



Havencroft Court Walton-on-the-Naze, CO14 8PS

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this OVER 55'S ONE DOUBLE BEDROOM GROUND 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 valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- 11' x 9'2 Bedroom
- Lounge 17'4" x 10'
- Over 55's
- Careline Service
- Communal Parking
- Communal Lounge
- No Onward Chain
- Close to Town Centre & Seafront
- Council Tax Band A
- EPC Rating D



Price £69,995 Leasehold

Havencroft Court, Walton-on-the-Naze, CO14 8PS

Accommodation comprises with approximate room sizes:-

Communal entrance door with security entry system leading to communal hallway. Hardwood entrance door leading to:-

Hallway

Built in double length storage cupboard. Wall mounted electric heater. Door to:-



Bedroom

11' x 9'2"

Built in double length wardrobe. Wall mounted electric heater. Sealed unit double glazed window to rear.



Wet Room

Suite comprises low level w/c. Pedestal wash hand basin. Wall mounted electric shower with fitted seat. Part tiled walls. Wall mounted electric heater. Extractor fan. Heated towel rail.



Lounge/Diner

17'4" x 10'

Wall mounted electric heater. Sealed unit double glazed window to rear. Open access leading to:-



Kitchen

8'4" x 7'6"

Fitted with a range of matching units at both eye and floor level. Rolled edge worksurfaces. Inset stainless bowl sink drainer unit. Extractor fan. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Wall mounted electric heater. Sealed unit double glazed window to front.



Outside

Communal garden space and garden.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 139

Annual ground rent amount (£): 240

Ground rent review period (year/month):

Annual service charge amount (£): 2250

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges:

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

JAF/03.25

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.
Made with Metropix ©2025

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