



## Louise Close Walton-on-the-Naze, CO14 8LH

Retire by the Coast! Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this modern, ONE DOUBLE BEDROOM GROUND FLOOR OVER 55'S APARTMENT. The property is conveniently located within a stones throw of the seafront and within one mile of Walton's town centre and mainline railway station. Frinton-on-sea is located approximately three and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended.

- One Double Bedroom
- Large Lounge/Diner
- Ground Floor Overlooking Communal Gardens
- Communal Parking
- Immaculate Throughout
- Over 55's
- Share of Freehold
- Popular 'Naze' Area
- Council Tax Band - B
- EPC Rating - C



**Price £160,000 Leasehold**

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

### Communal Hall

Stair flight and lift to all floors. Hardwood door leading to:



### Hallway

Wood effect laminate flooring. Two storage cupboards. Doors to:-





## Lounge/Diner

17'6" x 10'10"

Wall mounted electric heater. Sealed unit double glazed sliding patio doors leading to communal rear garden. Open access to:



## Kitchen

7'5" x 7'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under and extractor hood above. Part tiled walls. Laminate flooring. Plumbing for washing machine. Space for fridge/freezer.



## Bedroom

15'7" x 9'5"

Wall mounted electric heater. Fitted wardrobes. Sealed unit double glazed window to front.



## Shower Room

White suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Walk in shower cubicle with fitted shower screen and wall mounted shower attachments. Part tiled walls. Extractor fan. Wall mounted heated towel rail.





## Outside - Rear

Communal garden areas. Communal bin area. Communal drying line.



### Outside - Front

Communal parking. Steps leading to communal hall entrance.  
Access to communal gardens via both sides.



### Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 91

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 200 per quarter

Service charge review period (year/month): Annually

Council Tax Band: B

Any Additional Property Charges: £160 annually towards sinking fund.

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

### DH/04.25

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.

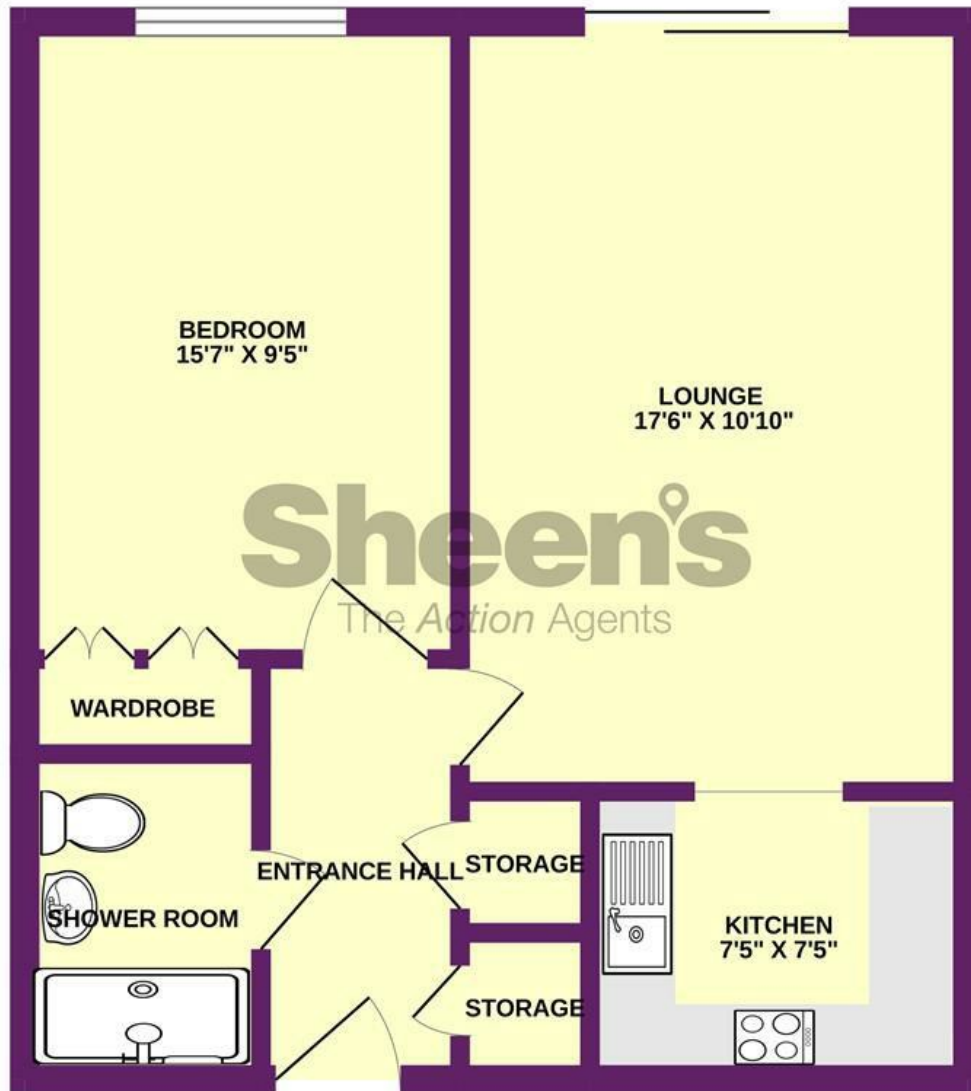
**Disclaimer - wide angle lens etc.**

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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

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**Sheen's**  
The Action Agents