



Walton Road Walton On The Naze, CO14 8LS

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 well presented, spacious, THREE/FOUR BEDROOM FIRST FLOOR FLAT. The property is one of the largest in the block offering three/four bedrooms, study room, family bathroom suite and is conveniently located within easy reach of two primary schools and secondary schools and 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.

- Three/Four Bedrooms
- Study Room
- Modern Kitchen
- Family Bathroom Suite
- Large Lounge/Diner
- Communal Gardens
- Communal Parking
- Close to Amenities
- Close to Station & Seafront
- EPC Rating - C

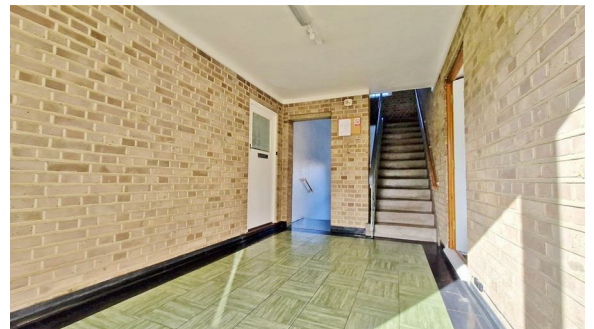
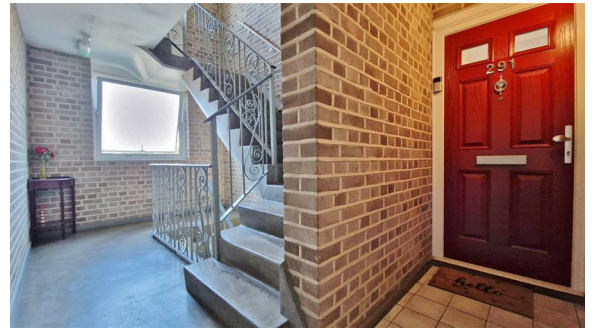


Price £195,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal Hallway

Stair flight to all floors. Door leading to communal gardens.



Entrance Hall

FD30 fire proof entrance door. Parquet flooring. Doors to:



Lounge/Diner

13'10" x 13'1"

Parquet flooring. Wall lights. Radiator. Sealed unit double glazed window to front. Door to



Bedroom Four/Study

6'8" x 5'9"

Sealed unit double glazed window to front.



Bedroom Three

11'3" x 8'4"

Radiator. Sealed unit double glazed window to front.



Kitchen

12'4" x 9'10"

Fitted with a range of matching wooden fronted units. Marble effect rolled edge work surfaces. Inset bowl sink and drainer unit. Inset four ring electric 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 and freezer. Part tiled walls. Tiled flooring. Built in larder cupboard. Sealed unit double glazed window to rear. Door to:



Inner Hall

Built in cupboard. Radiator. Doors to:



Bedroom One

13'1" x 10'10"

Built in cupboard. Built in wardrobe. Wall lights. Radiator. Sealed unit double glazed window to side and front.



Bedroom Two

11'10" x 11'8"

Radiator. Sealed unit double glazed window to rear.



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 housing combination boiler providing heating and hot water throughout. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Outside

Communal Garden. Majority laid to lawn. Borders stocked with flowers and shrubs. Access to block via rear entrance door. Access to communal parking.



Material Information - Leasehold Property

Tenure:

Length of lease (years remaining): 963

Annual ground rent amount (£): N/A

Ground rent review period (year/month): per quarter

Annual service charge amount (£): 323 per quarter including ground rent and buildings insurance

Service charge review period (year/month): Quarterly

Council Tax Band: B

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.

JD/10.23

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 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



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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