



FLAT 20, GREAT EASTERN COURT WOODBERRY WAY, WALTON ON THE NEAVE, ESSEX, CO14

Price
£175,000

LEASEHOLD

- Two Double Bedrooms
- Private Entrance
- Ground Floor
- Spacious Lounge & Kitchen
- Security Gate Entrance With Allocated Parking
- Communal Gardens
- Close to Seafront
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C



Being offered for sale with NO ONWARD CHAIN and occupying a desirable position within a private development in the sought after coastal town of Walton-on-the-Naze, Fentons are delighted to bring to market this spacious, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. The property is ideally situated just 50 metres from the seafront and offers generously proportioned accommodation throughout, complemented by its highly convenient location on the fringes of the town centre. The mainline railway station is also just yards away, providing excellent access for commuters. Given its enviable position and spacious accommodation, an internal inspection is highly recommended to fully appreciate all that this apartment has to offer.

Accommodation comprises of approximate room sizes

Private composite entrance door leading to:-

Hallway

Built in storage cupboard. Radiator. Door to:-

Bedroom One

14' x 9'6

Radiator. Double glazed window to front.

Bedroom Two

12'9 x 9'6

Radiator. Double glazed window to front.

Shower Room

White suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with weatherboard splashback and wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Extractor fan. Fitted mirror. Heated towel rail. Obscured double glazed window to side.

Lounge

17' x 12'10

Wall lights. Two radiators. Double glazed windows to front with partial sea views. Open access to:-

Kitchen/Breakfast Room

13' x 9'9

Fitted with a range of matching white fronted units. Rolled edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer unit with drinking water tap. Inset gas hob with extractor hood above and electric oven under. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Tiled splashback. Concrete floors. Wall mounted combination boiler providing heat and hot water throughout. Radiator. Double glazed windows to front.

Outside

Communal gardens and bin store. Electric gate entry system leading to allocated parking space.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 99

Annual ground rent amount (£): £182.50

Ground rent review period (year/month):

Annual service charge amount (£): £3163.54

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: B
Payable 2025/2026 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct

Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non-Standard Property Features To Note: N/A

AML

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.





FENTONS ESTATE AGENTS | 119 CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9PS



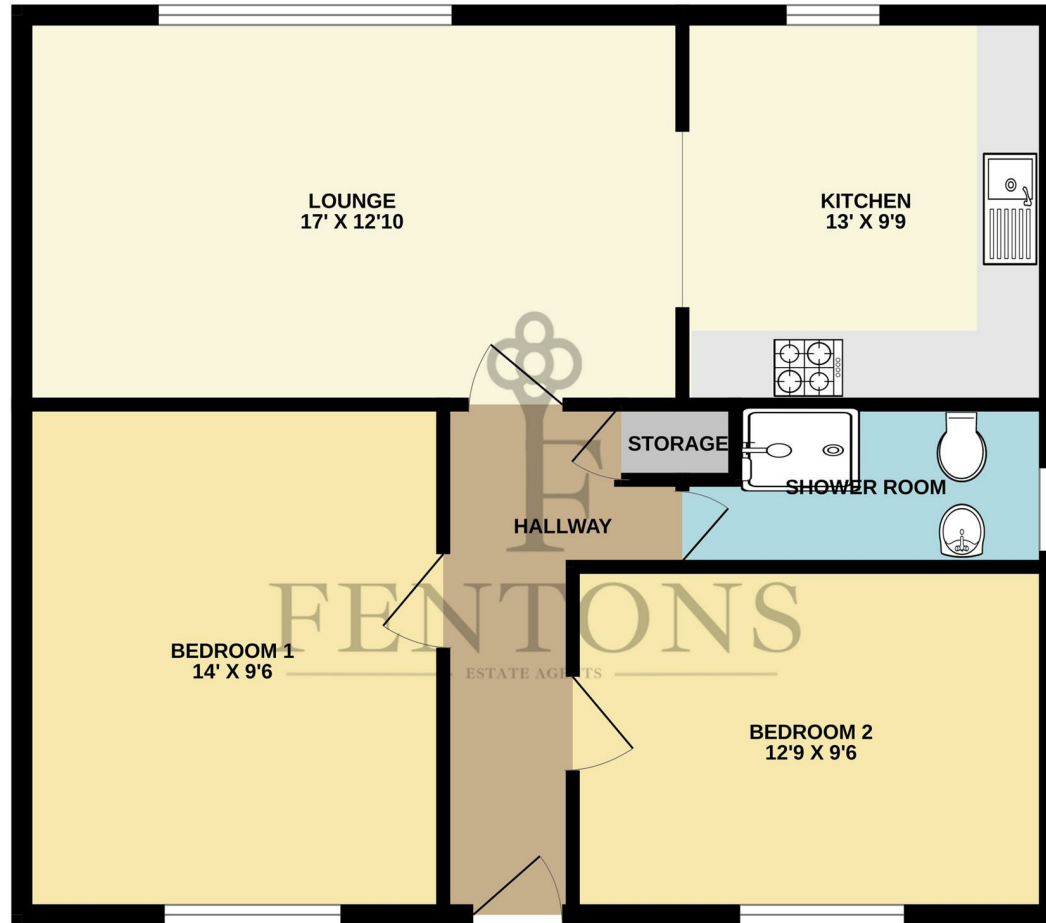
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



GROUND FLOOR



Call us on

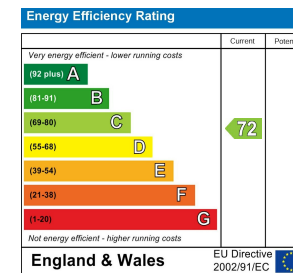
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www.fentonsestates.co.uk

Council Tax Band

B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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