

LOUISE CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8LH

Price

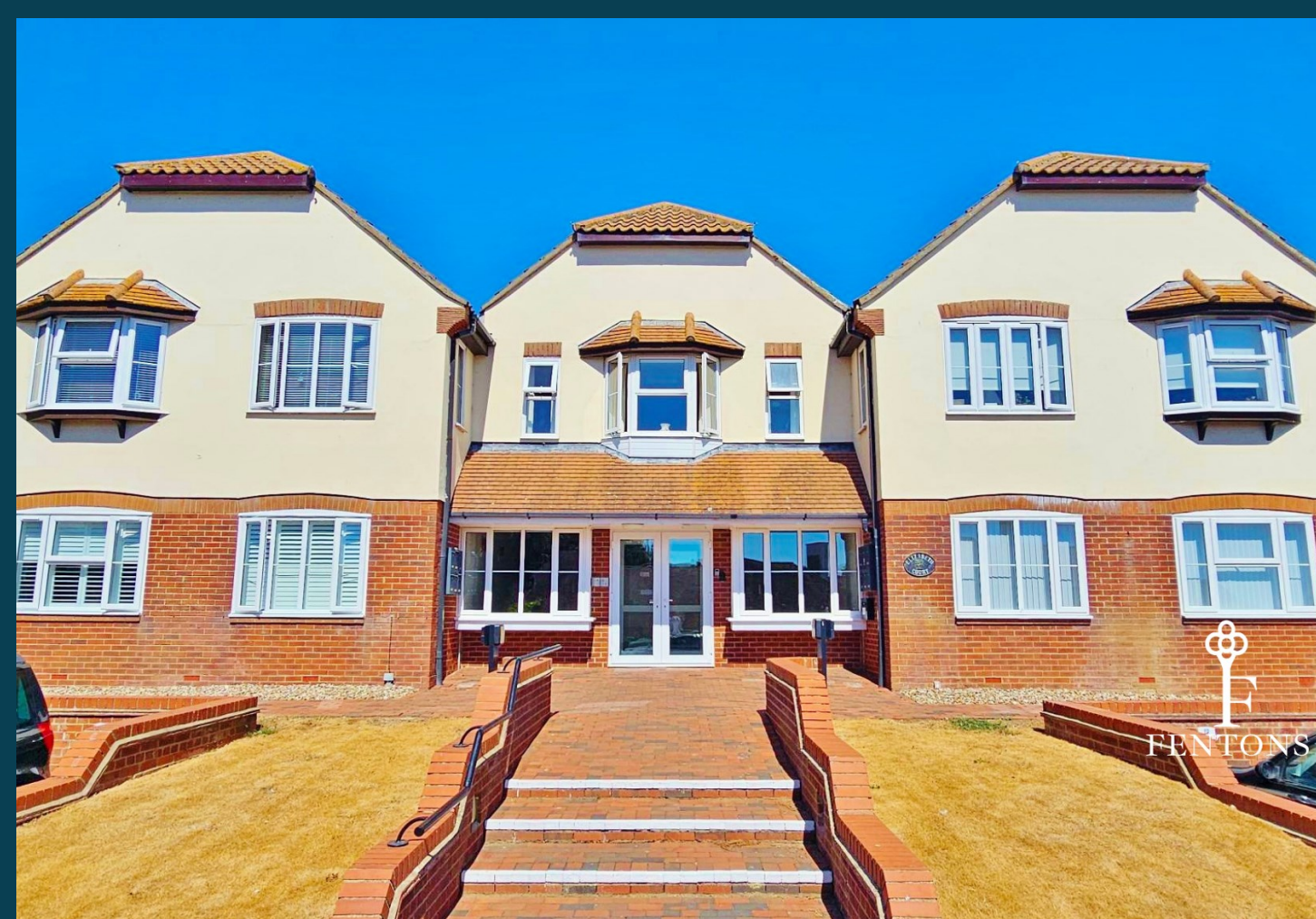
£143,950

LEASEHOLD

- One Double Bedroom
- Large Lounge/Diner
- Share of Freehold
- Electric Heating
- Communal Parking
- Ground Floor Overlooking Communal Gardens
- Popular 'Naze' Area
 - Over 55's
 - No Onward Chain
- Council Tax Band - B / EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position and being offered with NO ONWARD CHAIN, Fentons 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.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

Communal Hall

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

Hallway

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Laminate flooring. Telecom system. Doors to:

Shower Room

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. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.

Bedroom

15'8" max x 9'6"

Built in wardrobes. Laminate flooring. Wall mounted electric heater. Sealed unit double glazed window to rear.

Lounge/Diner

17'7" x 10'1"

Laminate flooring. Wall mounted electric heater. Sealed unit double glazed window

to side. Sealed unit double glazed sliding patio doors leading to communal rear garden. Open access to:

Kitchen

7'6" 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. Part tiled walls. Laminate flooring. Plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed window to side.

Outside

Communal garden areas. Communal bin area. Communal drying line. Steps leading to communal hall entrance. Access to communal gardens via both sides.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 963

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 240 per quarter

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: £160 per annum in relation to the sinking fund

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

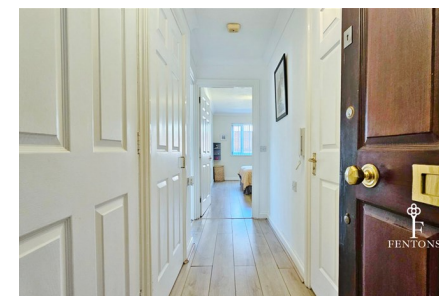
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/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.



FLAT 5, ELIZABETH COURT LOUISE CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8LH





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REFERRAL FEES

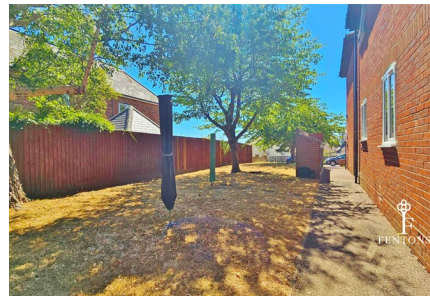
You will find a list of any/all referral fees we may receive on our website

Lease Info

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

Disclaimer - Wide Angle Lens Etc

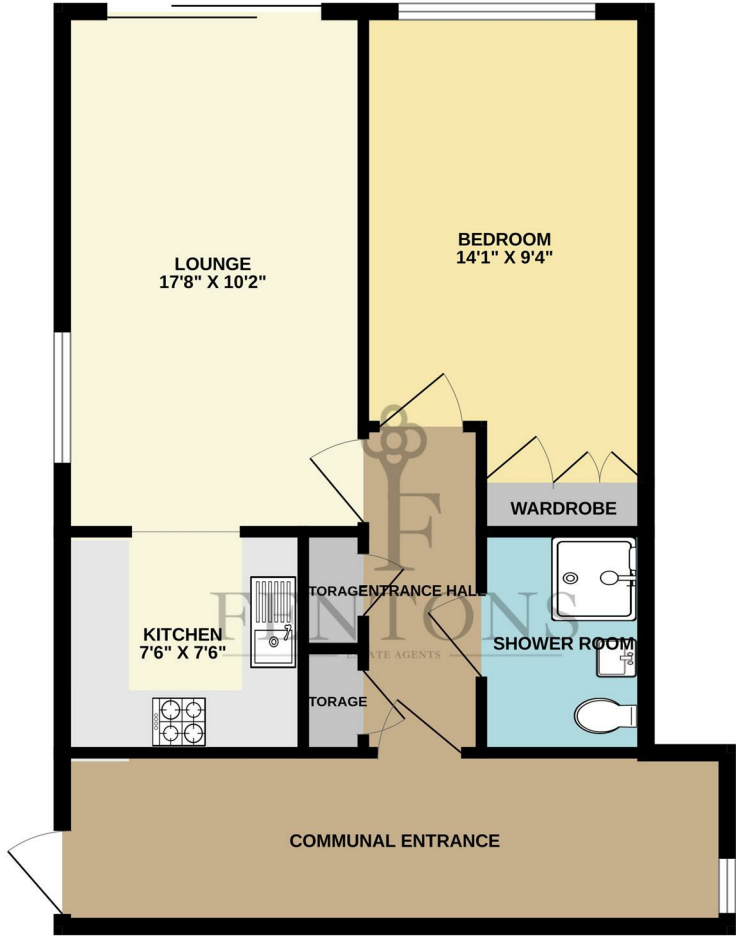
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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



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GROUND FLOOR

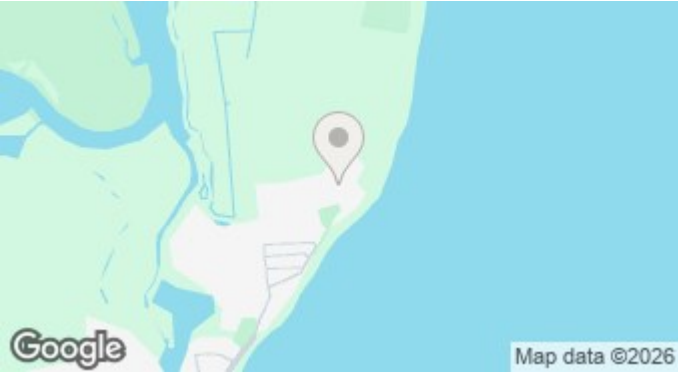


ELIZABETH COURT

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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Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band
B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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