WOODBERRY WAY, WALTON-ON-THE-NAZE, ESSEX, CO14 8DD

Price

£175,000

LEASEHOLD

- Character Property With Two Double Bedrooms
- Central Location In Sought After Coastal Town
- Split Level Maisonette
- Modern Fittings & Well Presented Throughout
- No Onward Chain
- 150 Meters From Town Centre
- 20 Metres From Walton's Mainline Railway Station
- Secured Communal Off Street Parking
- EPC Rating - D
- Council Tax Band - B

2 1 1 D

FENTONS
ESTATE AGENTS

Being offered with NO ONWARD CHAIN and situated within a private development in the sought after coastal town of Walton-on-the-Naze, Fentons are delighted to bring to market this TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE. Ideally positioned just 50 metres from the seafront, the property offers generous accommodation throughout. It is conveniently located on the edge of Walton's town centre and only a short distance from the mainline railway station with direct link to London Liverpool Street. Offering a unique layout, period charm and a highly desirable coastal setting, this property is ideal as a main residence or seaside retreat and an early viewing is strongly recommended.

The accommodation comprises approximate room sizes:

Hardwood entrance door leading to:

Entrance Hall
Radiator. Stair flight to all floors. Doors to:

Lounge
16" x 9'6"
Ornamental brick built feature fireplace. Radiator. Picture length sealed unit single glazed arched windows to rear with church and distant 'backwater' views.

Kitchen
7'10" x 6'5"
Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Tiled splash back. Stone effect laminate flooring. Spotlights. Sealed unit single glazed window to front.

Bedroom One
15'11" x 12'10"
Mezzanine style bedroom. Velux window.

Basement - Hallway
Radiator. Two built in storage cupboards. Stair flight to all floors. Doors to:-

Bedroom Two
15'4" x 8'12"
Radiator. Sealed unit double glazed 'French' style doors giving access to rear patio area.

Bathroom
Modern white suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Spotlights. Fitted extractor fan. Fully tiled walls. Tiled flooring.

Communal Areas
Landscaped well manicured communal gardens. Paved pathway leading to entrance door. Permit communal parking with access via a security barrier.

Material Information - Leasehold Property -
Tenure: Leasehold
Length of lease (years remaining): 99
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 3400 including ground rent and buildings insurance

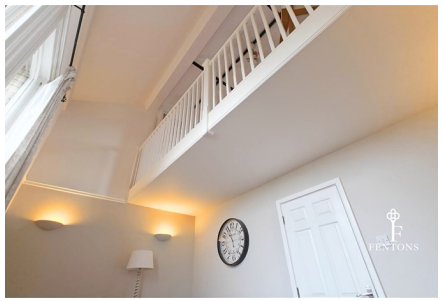
Service charge review period (year/month):

Council Tax Band: B - £1724.21 Per Annum (2025/2026)
Any Additional Property Charges: None

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

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 7, GREAT EASTERN COURT WOODBERRY WAY, WALTON-ON-THE-NAZE, ESSEX, CO14 8DD

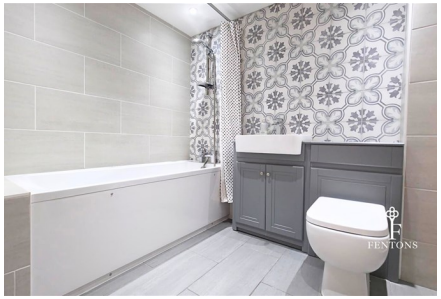
REFERRAL FEES -

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

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.

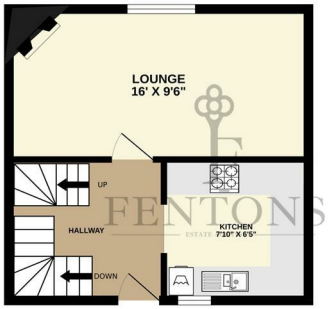
Disclaimer - Wide Angle Lens Etc

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.

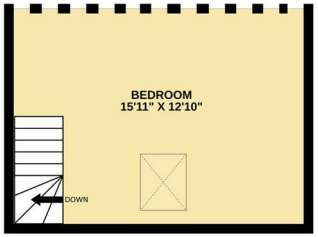


BASEMENT

GROUND FLOOR



1ST 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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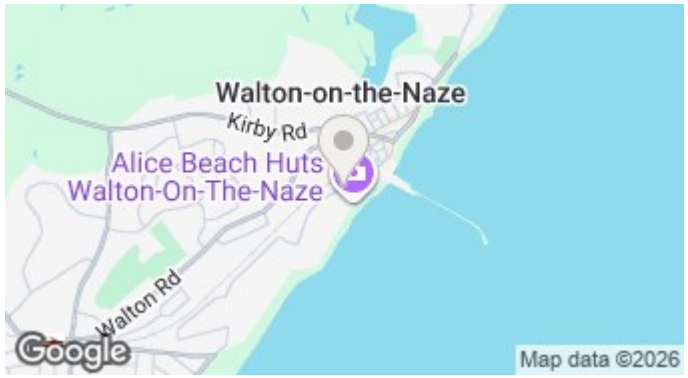
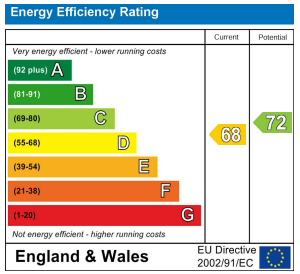
Council Tax Band

B





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