

GATEFIELD CLOSE, WALTON-ON-THE- NAZE, ESSEX, CO14 8SN

Price

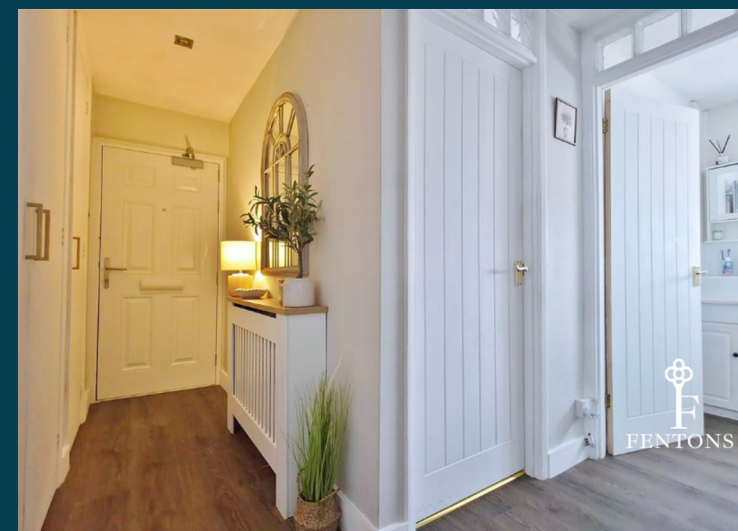
£139,995

LEASEHOLD - SHARE OF FREEHOLD

- Two Bedrooms
- Immaculately Presented Throughout
- Quiet Cul-De-Sac Position
- Popular Frinton 'Homelands' Development
- Top Floor Apartment
- Communal Parking & Garage In Block
- Easy Reach OF Shopping Amenities At The 'Triangle' Shopping Centre
- Short Walk To Primary & Secondary Schools
- Share Of Freehold
- EPC Rating TBC/ Council Tax Band - B



FENTONS
ESTATE AGENTS



Situated in a quiet cul-de-sac position on the popular Frinton 'Homelands' development is this IMMACULATELY presented TOP FLOOR, TWO BEDROOM APARTMENT. This beautifully presented property boasts a 16'6" lounge/dining room, a modern fitted kitchen two spacious bedrooms and communal of street parking to the rear and a garage. Located within a stones throw of shopping amenities at the 'Triangle' shopping and within one and quarter miles of Frintons town centre, seafront and mainline railway station.

Accommodation comprises of approximate room sizes

Communal entrance door leading to communal entrance hall with stair flight to all floors.

Double glazed composite entrance door leading to:-

Hallway

Wood effect vinyl flooring. Built in double length storage cupboard. Further built in storage cupboard. Airing cupboard housing hot water cylinder. Wall mounted electric heater. Loft access. Door to:-

Bedroom One

13' max x 11'1"

Fitted wardrobes with mirrored sliding doors. Wall mounted electric heater. Double glazed window to rear.

Bedroom Two

10' x 7'4"

Built in storage cupboard with overhead storage. Wall mounted electric heater. Double glazed window to front.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with wall mounted electric shower. Fully tiled walls. Wood effect vinyl flooring. Obscured double glazed window to front.

Lounge

Wood effect vinyl flooring. Wall mounted electric heater. Double glazed window to rear. Door to:-

Kitchen

10'3" x 8'10"

Fitted with a range of modern matching units. Marble effect rolled edge worksurfaces with upstands. Inset stainless steel bowl sink drainer with mixer tap. Space for cooker with extractor hood above. Further selection of matching units at both eye and floor level. Wine rack. Plumbing for washing machine. Space for fridge/freezer. Wood effect vinyl flooring. Double glazed window to front.

Outside

Garage in block

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 56

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1200 including buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council



Council Tax Band: B
Payable 2026/2027 £1,801.78 Per Annum

Any Additional Property Charges: N/A

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.



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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



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SECOND 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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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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