149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The *Action* Agents

Earlswood Lodge
Walton-on-the-Naze, CO14 8JY

Situated in the sought after coastal town of Walton-on-the-Naze and within 150 meters to the seafront, Sheen's Estate Agents are delighted to bring to market this well presented TWO BEDROOM GROUND FLOOR APARTMENT with NO ONWARD CHAIN. The apartment benefits of a long lease of approximately 978 years and is conveniently situated within one mile of Walton's town centre and mainline railway station with Frinton-on-sea located approximately three and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Ground Floor Apartment
- No Onward Chain
- Gas Central Heating
- Close to Seafront
- Allocated Parking
- 19'6" Lounge
- Well Presented Throughout
- EPC Rating - C
- Council Tax Band - B

Price £170,000 Leasehold - Share of Freehold

Accommodation comprises with approximate room sizes:-

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight and lifts to all floors.

Entrance door leading to:

Hallway

Radiator. Wood effect laminate flooring. Built in storage cupboard. Spotlights. Doors to:-

Lounge/Kitchen

19’6” x 15”

Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to communal garden.

Kitchen Area

Fitted in a range of matching wooden fronted units. Stone effect rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset 4 ring gas hob with extractor fan above and electric oven under. Integrated fridge/freezer. Integrated washing machine. Further selection of matching units both eye and floor level. Sealed unit double glazed window to side. Part tiled walls. Tiled flooring.

Master Bedroom

13’2” x 7’7”

Radiator. Built in wardrobe. Sealed unit double glazed window to rear.

Second Bedroom

9’3” x 8’8”

Radiator. Sealed unit double glazed window to rear.

Bathroom

White suite comprises of low level w/c. Vanity hand wash basin. Fitted panelled bath with wall mounted shower attachment. Radiator. Extractor fan. Fully tiled walls. Tiled flooring. Spotlights.

Communal Gardens

Outside - Front

Allocated parking space. Distant sea views.

Material Information - Leasehold Property

Tenure: Leasehold Share of Freehold.
Length of lease (years remaining): 978
Annual ground rent amount (£): £50.00
Ground rent review period (year/month):
Annual service charge amount (£): £1,200
Service charge review period (year/month):

Council Tax Band: B (£1801.78)
Any Additional Property Charges:

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: The property benefits from a parking space and rights of access over the estate road. The property is subject to the rights and obligations contained within the lease which can be verified by your legal representative.

DH/03.26

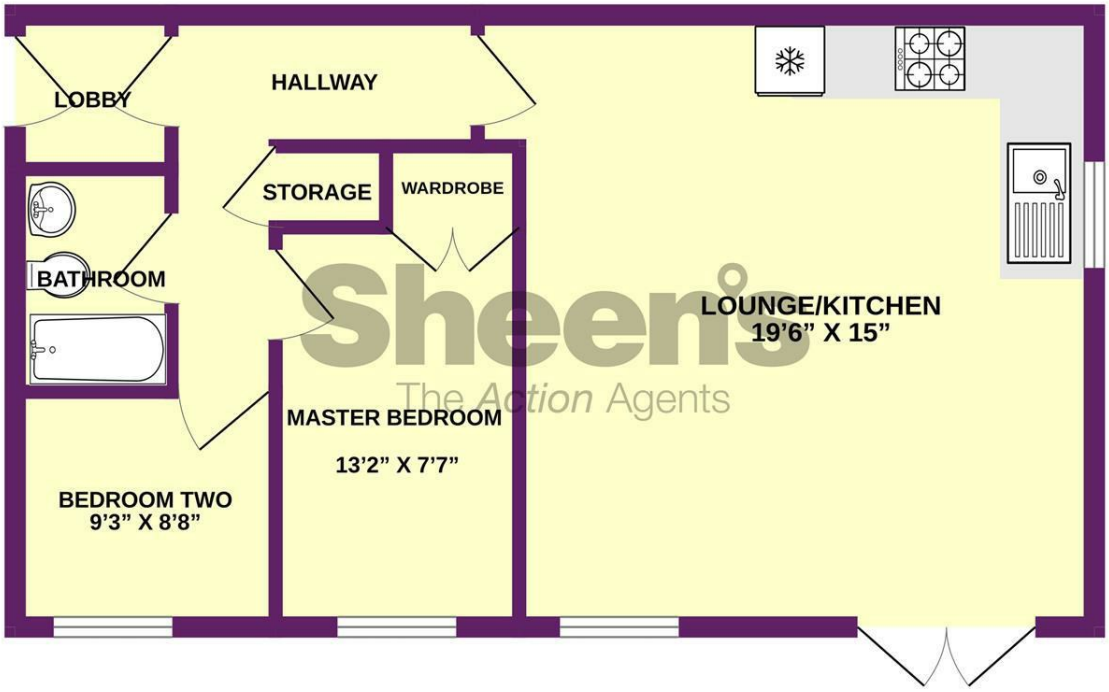
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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.

GROUND 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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Selling properties... not promises

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