

WALTON ROAD, WALTON ON THE NAZE, ESSEX, CO14 8LR

Price

£150,000

LEASEHOLD

- Two Double Bedrooms
 - Ground Floor
 - Garage In Block
- Communal Gardens & Communal Parking
 - Non-Estate Position
 - Ideal Investment
 - Walton-on-the-Naze
 - No Onward Chain
 - Council Tax Band - D
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Located in a non-estate position and being offered with NO ONWARD CHAIN, Fentons are delighted to offer sale this well presented, TWO DOUBLE BEDROOM GROUND FLOOR FLAT. The property features a spacious lounge/diner, fitted kitchen, two generously sized double bedrooms, and a family bathroom. Benefitting from ground floor accommodation throughout, the apartment would make an ideal first time purchase, investment opportunity, or downsizing option. Early viewing is highly recommended to appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hall

Radiator. Open access to:

Lounge/Diner

18'10" x 12'2"

Featured surround with inset electric fire. Two radiators. Sealed unit double glazed window to front.

Kitchen

11'8" x 9'8"

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 extractor hood above. Further selection of units both at eye and floor level. Built in double eye level electric oven. Space for fridge/freezer. Built in pantry cupboard. Plumbing for washing machine. Part tiled walls. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed window to rear.

Inner Hall

Large built in storage cupboard. Radiator. Door to:

Bathroom

Suite comprises of low level. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed window to rear.

Bedroom 1

16'7" x 11'4"

Range of fitted wardrobes. Two radiators. Sealed unit double glazed windows to side and front.

Bedroom 2

12' x 11'8"

Radiator. Sealed unit double glazed window to rear.

Outside

Communal gardens, parking and bin area. Garage in block.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 938

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1328.28 including ground rent and buildings insurance
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

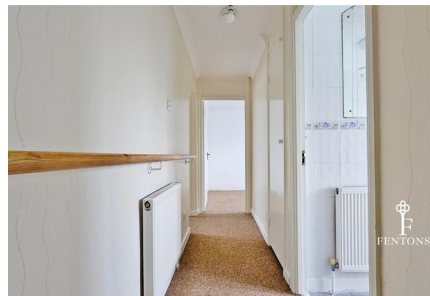
(Water): Yes

(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



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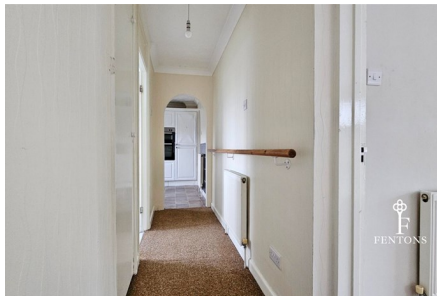
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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.

Lease Info

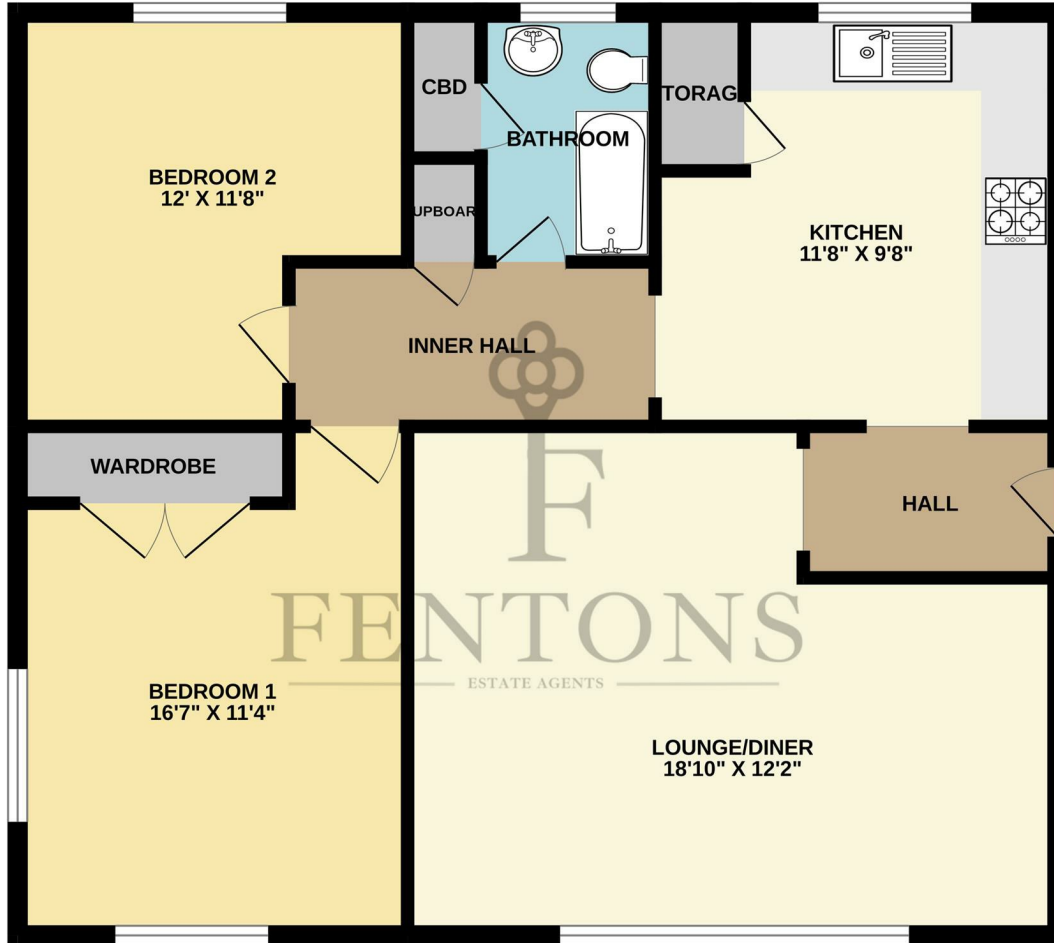
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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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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Council Tax Band

B



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

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