COLUMBINE GARDENS, WALTON-ON-THE-NAZE, ESSEX, CO14 8NW

Price

£200,000

LEASEHOLD

- Two Bedrooms
- Ground Floor Maisonette
- Stunning Private Rear Garden
- Modern Fitted Shower Room
- Off Street Parking
- Close to Beach, Shops & Amenities
- Close to Walton's Mainline Railway Station
- Well Presented Throughout
- Council Tax Band A
- EPC Rating D

2 1 1 D

FENTONS
ESTATE AGENTS

Situated in the popular coastal town of Walton-on-the-Naze, Fentons Estate Agents are delighted to offer this well presented TWO BEDROOM GROUND FLOOR MAISONETTE. The property provides a practical layout with two bedrooms, modern fitted shower room and a stunning rear garden creating ample space for both relaxing and entertaining. It would make an excellent first-time purchase, seaside home or investment opportunity. Columbine Gardens is well placed for access to local shops, everyday amenities, transport connections and Walton's attractive seafront. Early viewing is recommended to appreciate the accommodation and location on offer.

Accommodation comprises of approximate room sizes

Double glazed composite entrance door leading to:-

Hallway
Wood effect laminate flooring. Storage cupboard. Radiator. Door to:-

Lounge
14'8" x 12'2"
Radiator. Log burner. Sealed unit double glazed window to front.

Bedroom One
12'6" x 11'11"
Radiator. Sealed unit double glazed window to front.

Bedroom Two
10'4" x 10'
Radiator. Sealed unit double glazed window to rear.

Shower Room
Modern suite comprises of low level w/c. Vanity hand wash basin with storage drawers under. Fitted shower cubicle with wall mounted shower attachment. Vinyl flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.

Kitchen
13'6" x 6'6"
Fitted with a range of matching fronted units. Inset stainless steel sink and drainer unit. Further range of matching fronted units at both eye and floor level. Space for cooker with extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to garden.

Outside - Rear
Part paved patio area. Remainder laid to lawn. Raised wooden decking entertainment area. Summer house (15'7" x 8'2"). Beds stocked well with flowers, shrubs and bushes. Access to side via wooden gate. Enclosed by paneled fencing.

Outside - Front
Pathway to front door. Hard standing area providing off street parking.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 127
Annual ground rent amount (£): 100
Ground rent review period (year/month):
Annual service charge amount (£): 100
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: A
Payable 2025/2026 £1544.39 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

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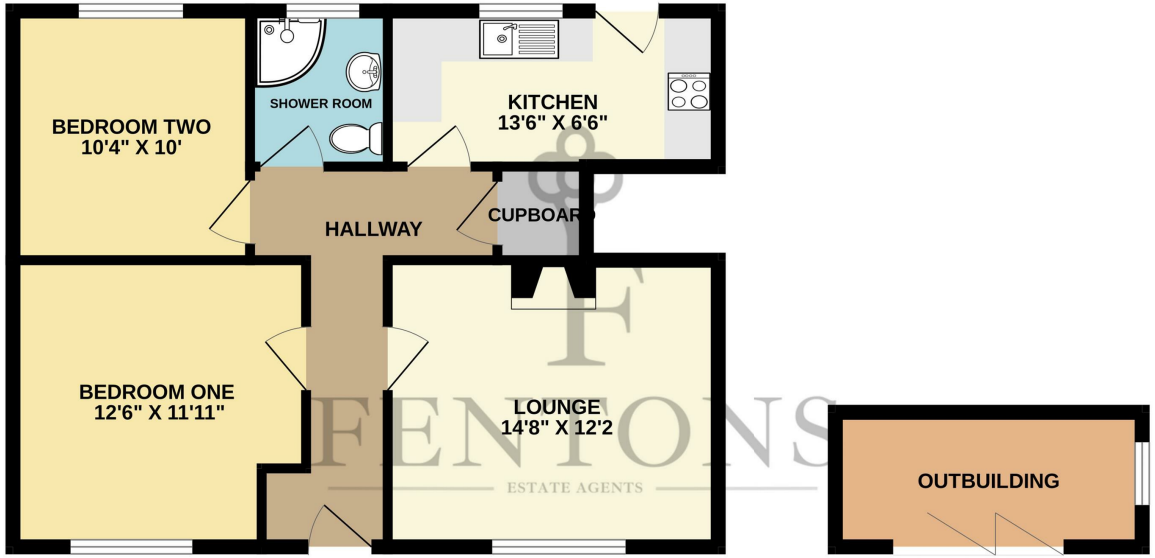
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

REFERRAL FEES

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

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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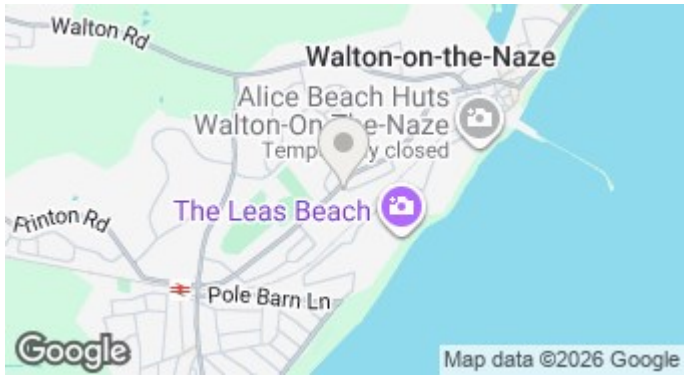
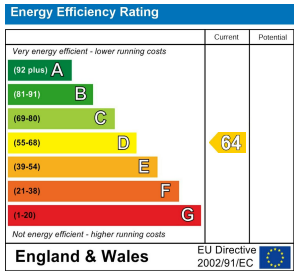
Council Tax Band

A





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