



3 Jubilee Court, Woodberry Way

Walton On The Naze, CO14 8EL

Guide price £180,000 Leasehold - Share of Freehold



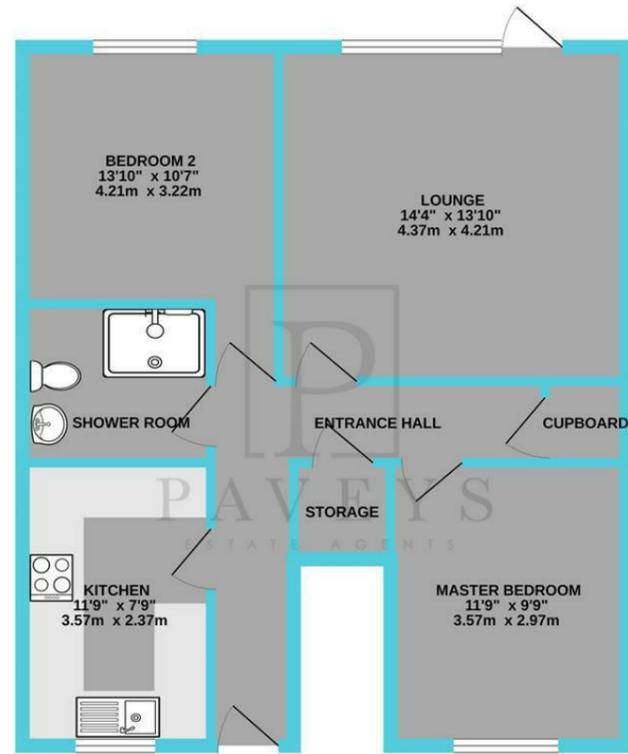
PAVEYS
ESTATE AGENTS

~~~~~GUIDE PRICE- £180,000-£185,000~~~~~

Nestled in the charming area of Walton On The Naze, this delightful two-bedroom ground floor maisonette on Woodberry Way presents an excellent opportunity for first-time buyers, investors, or those seeking a holiday retreat. The property is conveniently located just a short stroll from the picturesque Walton beach and Pier. Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The well-appointed kitchen is perfect for preparing meals, while the two spacious double bedrooms provide ample room for rest and rejuvenation. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The maisonette also features a detached garage, providing valuable storage or parking options, which is a rare find in this area. With its close proximity to the train station, commuting and exploring the surrounding areas is made easy, enhancing the appeal of this property. This maisonette is not only a wonderful home but also a promising investment opportunity, whether you are looking to let it out or enjoy it as a holiday home. With its blend of comfort, convenience, and coastal charm, this property is sure to attract interest. Do not miss the chance to make this lovely maisonette your own.



GROUND FLOOR  
689 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.1 sq.m.) approx.  
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 is given as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |  |
|---------------------------------------------|-------------------------|------------------------------------------------|--|
| Very energy efficient - lower running costs | Current                 | Potential                                      |  |
| (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 |                                                |  |

| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |  |
|-----------------------------------------------------------------|-------------------------|-----------|--|
| (92 plus) A                                                     |                         |           |  |
| (81-91) B                                                       |                         |           |  |
| (69-80) C                                                       |                         |           |  |
| (55-68) D                                                       |                         |           |  |
| (39-54) E                                                       |                         |           |  |
| (21-38) F                                                       |                         |           |  |
| (1-20) G                                                        |                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |  |
| England & Wales                                                 | EU Directive 2002/91/EC |           |  |

### ENTRANCE HALL

UPVC double glazed entrance door to front aspect, fitted carpet, two large storage cupboards, radiator.

### KITCHEN 11'9 x 7'9 (3.58m x 2.36m)

Over and under counter units, work tops, inset stainless steel sink and drainer. Built in oven, electric hob with extractor over, spaces for under counter white goods, space and plumbing for washing machine, breakfast bar. wall mounted combi boiler (not tested by Agents). Double glazed window to front, laminate flooring, part tiled walls, radiator.

### LOUNGE 14'4 x 13'10 (4.37m x 4.22m)

Double glazed window to rear, double glazed door to rear leading to the gardens, parking and garage, laminate flooring, coved ceiling, radiator.

### MASTER BEDROOM 11'9 x 9'9 (3.58m x 2.97m)

Double glazed window to front, fitted carpet, coved ceiling, radiator.

### BEDROOM TWO 13'10 x 10'7 (4.22m x 3.23m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

### SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower cubicle. Tiled flooring, fully tiled walls, extractor fan, towel rail.

### GARAGE

Located to the rear of the property, up and over door, window to rear.

### THE GARDENS & VISITOR PARKING

The property is set in pretty, well maintained gardens with access to the garage and visitor parking.

### LEASE & SERVICES CHARGES

The Vendor has advised:

The property will be sold with a Share of the Freehold.  
The property has the benefit of an approximate 150 year Lease.  
The annual Service Charges are approximately £700 per annum.  
There is no Ground Rent charge.

### IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Share of Freehold

Energy Performance Certificate (EPC) rating: C

The property is connected to electric, gas, mains water and sewerage.

### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

### LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.