



## Fordyce House, Walton Road Walton-on-the-Naze, CO14 8LT

Located in a non-estate position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this MODERN, ONE DOUBLE BEDROOM SECOND FLOOR FLAT. The property is being offered with NO ONWARD CHAIN and is conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- One Double Bedroom
- Second Floor
- Communal Parking
- Long Lease
- Ideal Investment
- Non-Estate Position
- Modern Throughout
- No Onward Chain
- Council Tax Band - A
- EPC Rating - C

Price £130,000 Leasehold



# Fordyce House, Walton Road, Walton-on-the-Naze, CO14 8LT

Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

## Communal Hall

Stair flight to all floors.

## First Floor

Private storage cupboard housing combination boiler providing heating and hot water throughout. Composite fire door leading to:



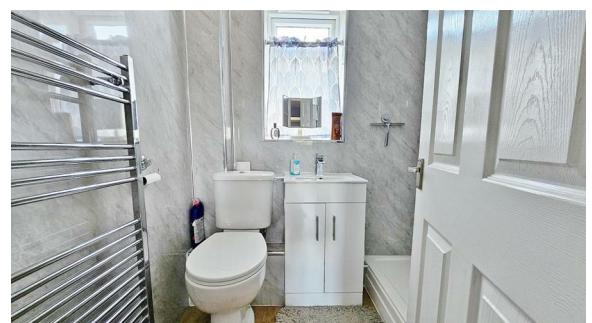
## Hallway

Built in storage cupboard with integral shelving. Loft access. LVT flooring. Telecom system. Doors to:



## Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted double length shower cubicle with fitted shower screen and wall mounted shower attachment with rainfall shower head. Fully weatherboard. LVT flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



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## Bedroom

14'11" x 10'10"

LVT flooring. Radiator. Sealed unit double glazed window to rear.



## Lounge/Diner

14'11" into dr x 12'11"

Radiator. Sealed unit double glazed windows to side and front.



## Kitchen

8'6" x 7'5"

Fitted with a range of matching white fronted units. Wooden rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge or freezer. Part tiled walls. LVT flooring. Sealed unit double glazed window to front.



## Outside

Communal gardens. Communal drying area. Private outside brick built storage shed. Communal parking.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 90

Annual ground rent amount (£): 10

Ground rent review period (year/month):

Annual service charge amount (£): 263.83

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

## Lease info

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

## JD 0825

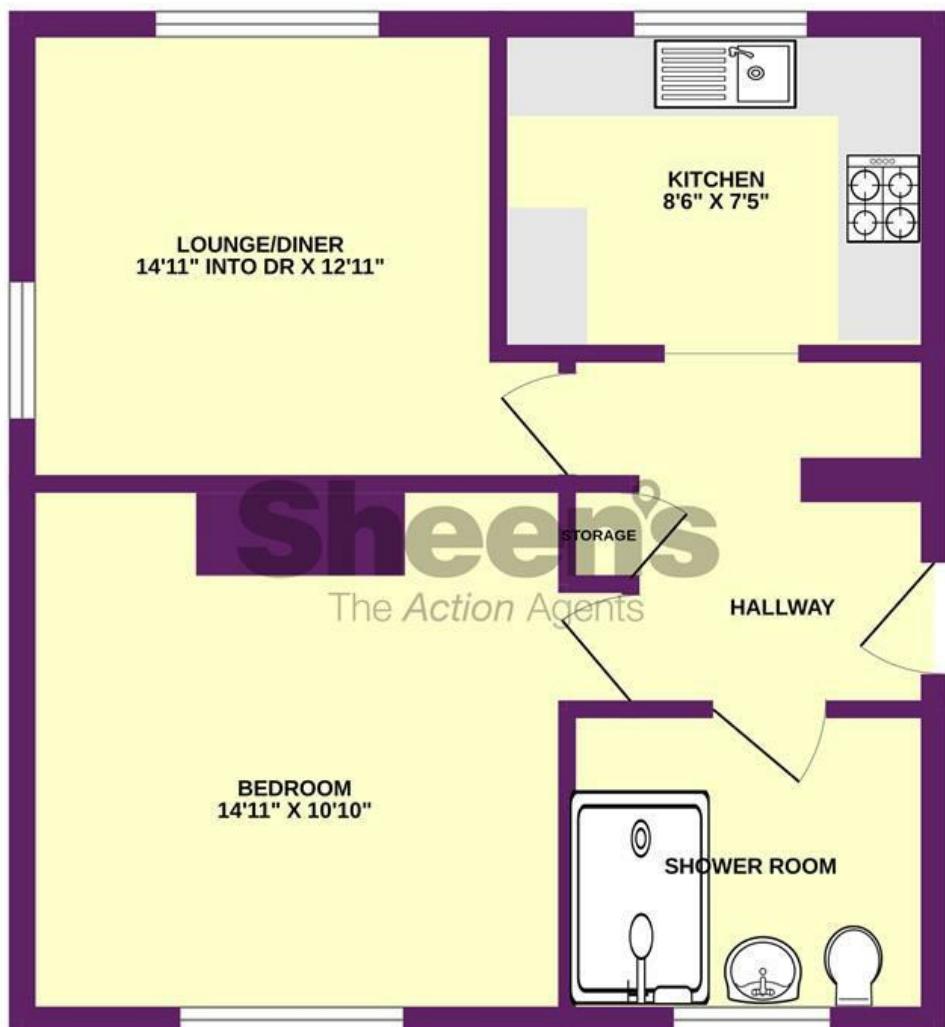
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

## FIRST 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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