





OLD HALL LANE, WALTON-ON-THE-NAZE, ESSEX, CO14 8LJ

Price

£199,995

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Large Lounge/Diner
- Four Piece Bathroom Suite
- Two Balconies Offering Sea & Backwater Views
- Share of Freehold
- Double Length Garage & Off Street Parking
- Sought After Naze Location
- Top Floor Apartment
- No Onward Chain
- Council Tax Band - C / EPC Rating - F

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FENTONS
ESTATE AGENTS

Enjoying a desirable, non-estate position in Walton-on-the-Naze and occupying the TOP FLOOR, Fentons Estate Agents are delighted to offer for sale this spacious TWO DOUBLE BEDROOM APARTMENT, boasting STUNNING PANORAMIC VIEWS ACROSS THE BACKWATERS AND TOWARDS THE SEA, and available with NO ONWARD CHAIN. The property benefits from a SHARE OF THE FREEHOLD and offers generous accommodation throughout, with the elevated top floor position providing impressive far reaching views. Further benefits include a DOUBLE LENGTH GARAGE and ALLOCATED PARKING to the rear of the block. Naze Court is ideally positioned within approximately 300 yards of Walton's seafront, half a mile from the town centre and around three quarters of a mile from Walton-on-the-Naze mainline railway station, making this an excellent opportunity for both permanent living and coastal getaways.

Accommodation comprises of approximate room sizes

Communal Hall
Stair flight to all floors. Private storage cupboard with integral shelving. Door to:

Hallway
Doors to all rooms. Door to:-

Cloakroom
Low level WC. Vanity wash hand basin with mixer tap and drawers under. Fully tiled walls. Vinyl flooring. Extractor fan.

Kitchen
12'8" x 9'5"
Fitted with a range of matching fronted units. Hard edge work surfaces. Inset stainless bowl sink and double drainer unit. Cooker to remain. Space for fridge/freezer. Plumbing for washing machine. Tiled splashback. Tiled flooring. Sealed unit double glazed window to front with stunning sea views.

Lounge/Diner
26'7" max x 19'8" max
Sealed unit double glazed sliding patio door to front and rear leading to balconies with sea and backwater views. Sealed unit double glazed window to rear with beautiful backwater views. Door to:

Inner Hall
Built in airing cupboard housing hot water cylinder. Doors to:

Bedroom One
14'5" x 9'3"
Range of built in wardrobes. Sealed unit double glazed window to front with sea views.

Bedroom Two
10'10" x 9'3"
Sealed unit double glazed window to rear with beautiful backwater views.

Bathroom
Four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted electric towel rail. Obscured sealed unit double glazed window to side.

Outside
Hardstanding concrete area providing off street parking for one vehicle leading to double length garage with power and light connected with manual up and over door. Communal gardens and brick built bin storage.

Material Information - Leasehold Property

Tenure: Leasehold
Length of lease (years remaining): 990
Annual ground rent amount (£):
Ground rent review period (year/month):
Annual service charge amount (£): 1400 including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): No - 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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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.

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.

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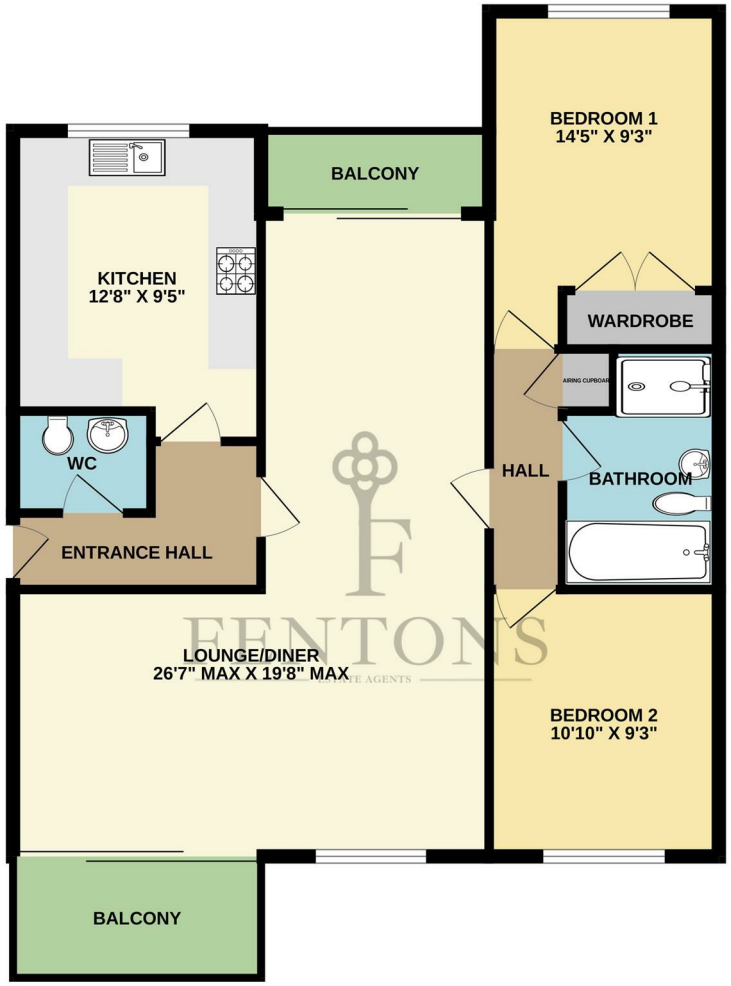
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GROUND FLOOR



17 NAZE COURT

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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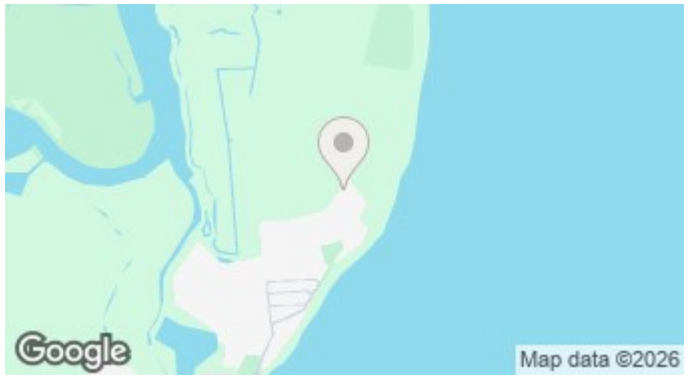
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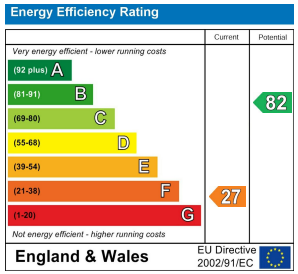
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Council Tax Band

C





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