



Great Eastern Court, Woodberry Way Walton-on-the Naze, CO14 8DD

Being offered with NO ONWARD CHAIN and located in a private development in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. The property is perfectly positioned within 50 metres of the seafront and boasts sizeable accommodation throughout. Conveniently located on the fringes of Walton's town centre and within yards of the mainline railway station, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 17' Lounge
- 13' Kitchen
- Modern Shower Room
- Gas Central Heated
- Double Glazed
- 50m From Seafront & Station
- No Onward Chain
- Council Tax Band B
- EPC Rating C



Price £175,000 Leasehold

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The accommodation comprises approximate room sizes:

Personal entrance door to:

Entrance Hallway

Storage cupboard. Doors to:



Bedroom One

14' x 9'6

Double glazed window to front. Radiator.



Bedroom Two

12'9 x 9'6

Double Glazed window to front. Radiator.



Lounge

17' x 12'10

Double glazed window to rear. Radiator. Open access to:



Kitchen

13' x 9'9

Comprises; square edge work surfaces and matching splashback with inset one and a half bowl single drainer sink unit. Inset four ring gas hob with oven under and extractor hood over. All appliances not tested. Selection of matching base cupboards and drawers. Plumbing and space for washing machine, dishwasher and fridge freezer. Wall mounted gas boiler not tested. Radiator. Double glazed window to rear.



Shower Room

Modern suite comprises of low level WC. Pedestal hand wash basin. Independent shower cubicle with wall mounted shower. Heated towel rail. Part tiled walls. Double glazed window to side.



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Outside

Secured communal parking area with barrier. Communal gardens.



Seafront Location



Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1801.78 Per Annum

Length of lease (years remaining): 99 Annual ground rent amount (£):182.50 Ground rent review period (year/month): Annual service charge amount (£): 3163.54 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:

(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):

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

Non-Standard Property Features To Note:

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.

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. These should always be looked at by your legal representative who can advise you further

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

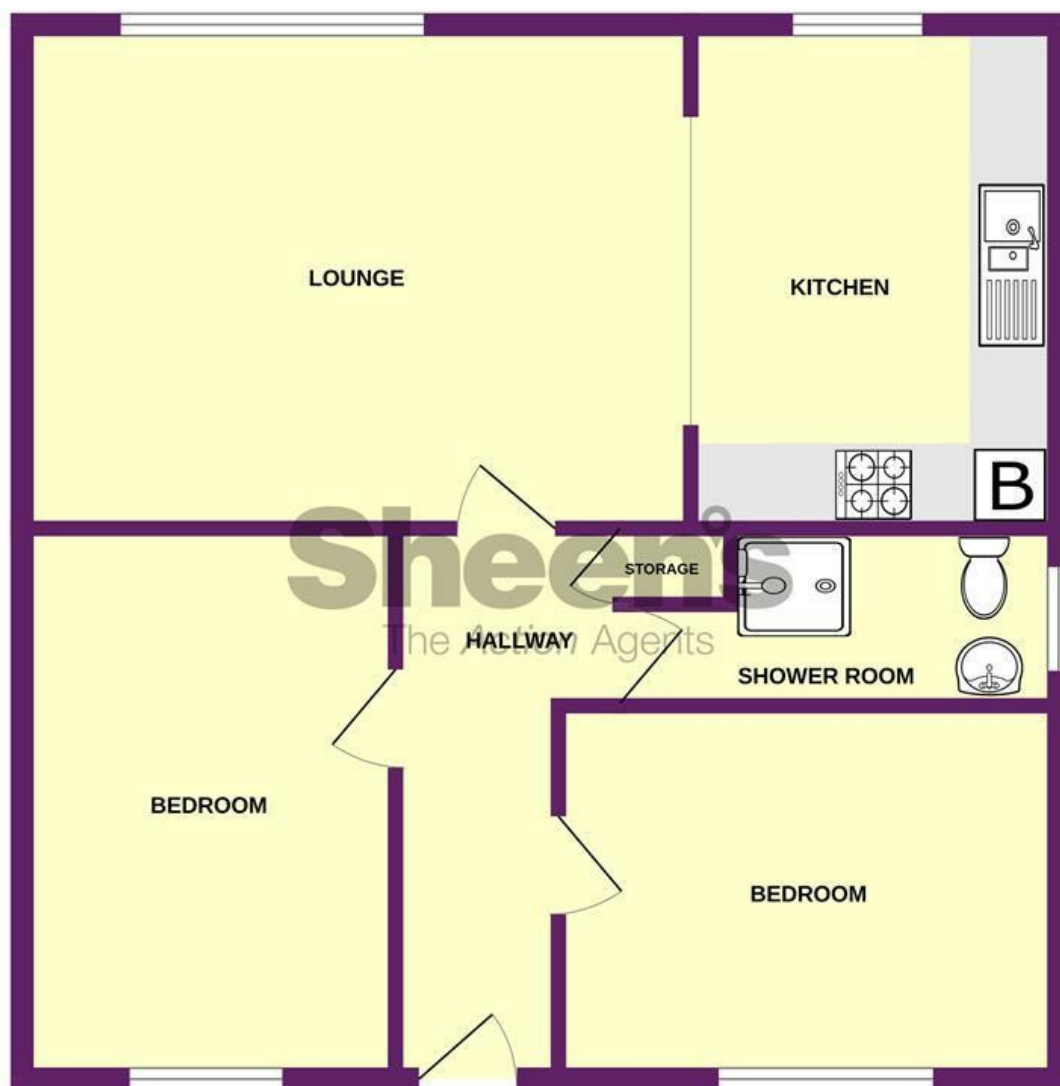
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

LE0726

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.

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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 as to their operability or efficiency can be given.

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Selling properties... not promises

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Sheen's
The Action Agents