

PRINCES ESPLANADE, WALTON-ON-THE- NAZE, ESSEX, CO14 8QD

Price

£212,000

LEASEHOLD - SHARE OF FREEHOLD

- Seafront Apartment With Two Double Bedrooms
 - Second Floor With Lift To All Floors
- Direct Uninterrupted Panoramic Sea Views
 - Juliet Balcony
- Sought After Coastal Location
- Close To Shopping Amenities
 - No Onward Chain
 - Share Of Freehold
- Allocated Off Street Parking
- Council Tax Band - B/ EPC Rating - C



FENTONS
ESTATE AGENTS



**** PANORAMIC SEA VIEWS **** Being offered with NO ONWARD CHAIN and situated in the sought after coastal town of Walton-on-the-Naze, Fentons Estate Agents have the pleasure in bringing to market this well presented TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT. The property boasts spacious accommodation throughout with a 17'5" lounge/diner with a 'Juliet' BALCONY directly overlooking the seafront, a modern fitted bathroom suite and allocated off street parking. Perfectly located on Walton's Seafront and conveniently located within quarter of a mile of the town centre and the mainline railway station an early viewing is highly recommended to avoid missing out.

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:-

Communal Hallway

Lift access to all floors. Stair flight to all floors. Hardwood door leading to:-

Hallway

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Telecom system. Electric night storage heater. Doors to:

Bathroom

Modern white suite comprises of low level W/C. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan.

Bedroom One

13'9" x 10'

Electric night storage heater. Sealed unit double glazed windows to side and front aspect offering stunning sea views.

Bedroom Two

12'11" into dr x 12'5"

Electric night storage heater. Sealed unit double glazed window to front with stunning sea views.

Kitchen

9'10" x 6'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Tiled effect vinyl flooring. Sealed unit double glazed window to side offering stunning sea views.

Lounge/Diner

17'5" max x 11'10"

Wall lights. Electric night storage heater. Sealed unit double glazed sliding patio door leading to 'Juliet' balcony with panoramic sea views.

Outside

Communal Gardens. Allocated communal parking to the rear entrance of the block.

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.

Disclaimer - Wide Angle Lens Etc

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

Material Information - Leasehold Property

Tenure: Leasehold - Shar of Freehold

Length of lease (years remaining): 90

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1500 including ground rent and buildings insurance

Service charge review period (year/month):

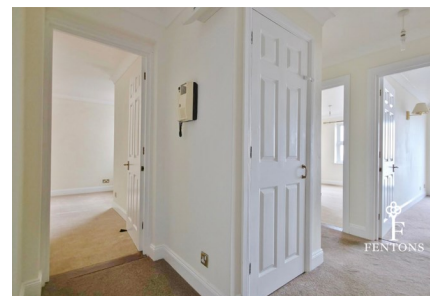
Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:



FLAT 12, OCEAN VIEW PRINCES ESPLANADE, WALTON-ON-THE-NAZE, ESSEX, CO14 8QD





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(Gas): No
 (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>

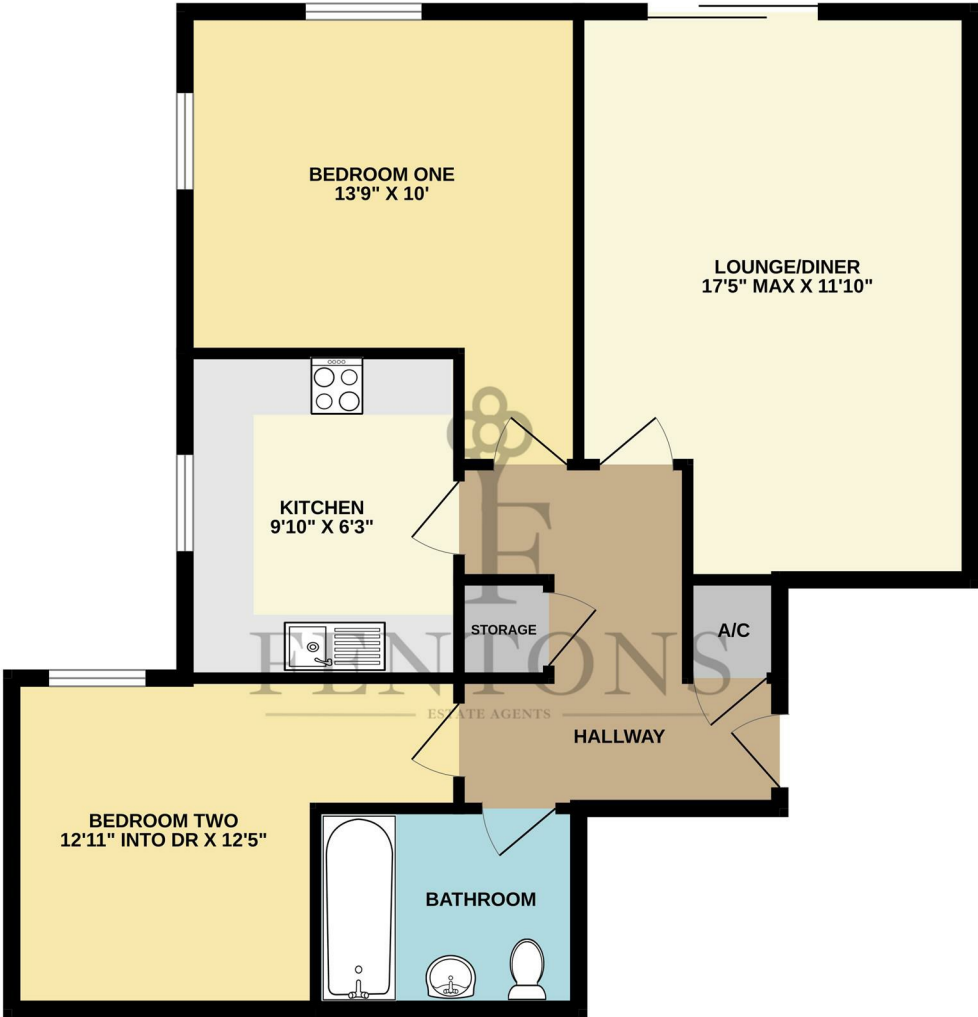
Non-Standard Property Features To Note: N/A



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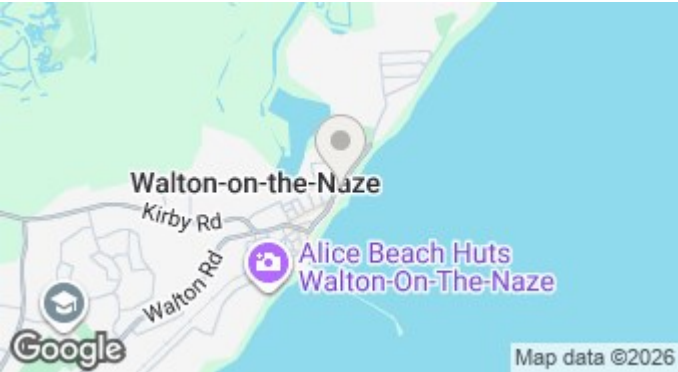
SECOND FLOOR



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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Call us on
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www.fentonsestates.co.uk

Council Tax Band
B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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

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