



LAMB & CO

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Inspired by property, driven by passion.



## THE PARADE, WALTON ON THE NAZE, CO14 8EX

PRICE £170,000

Located along Walton's seafront, this second floor Leasehold apartment benefits from allocated parking behind a secure gated entrance, partial sea views and a lift in block. Internally the property boasts en suite to bedroom one, a generous lounge and four balconies. Sold with no onward chain.

- Two Bedrooms
- Allocated Car Port
- No Onward Chain
- Four Balconies
- Lift In Block
- EPC-C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### OUTSIDE FRONT



### HALLWAY

### BATHROOM

7'4 x 5'7 (2.24m x 1.70m)



### BEDROOM ONE

13'6 x 8'5 (4.11m x 2.57m)



### EN-SUITE

8'5 x 6'3 (2.57m x 1.91m)



### BEDROOM TWO

8'5 x 7'4 (2.57m x 2.24m)



## LOUNGE/DINER

19'7 x 13'1 (5.97m x 3.99m)



Garden Facing:

Annual Service Charge: £1800

Annual Ground Rent: £250

## KITCHEN

8'0 x 7'4 (2.44m x 2.24m)



## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Additional Information Clacton

Council Tax Band: C

Heating: Gas

Seller's Position: No Onward Chain

## Map

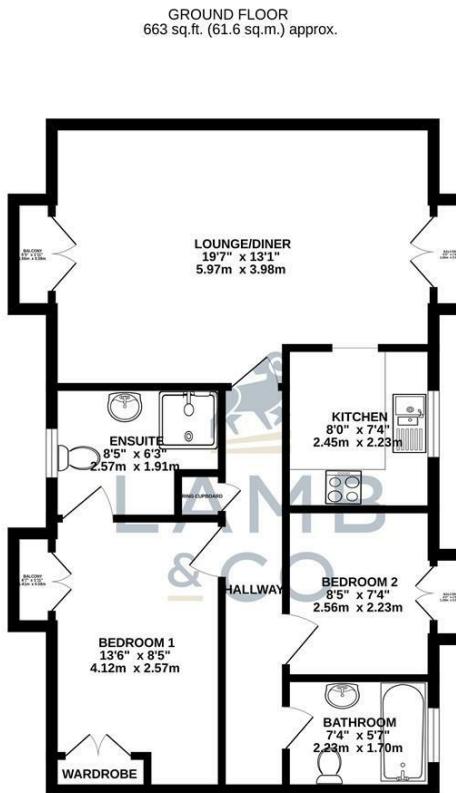


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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	

## Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.