

# THE PARADE, WALTON ON THE NAZE, ESSEX, CO14 8AP

Price

£230,000

LEASEHOLD

- Two Double Bedrooms
- Balcony With Stunning Sea Views
  - Allocated Parking
    - Lift In Block
    - Sun Room/Lobby
  - Sought After Apartment
- Close to Amenities & Walton Railway Station
  - No Onward Chain
  - Council Tax Band - C
  - EPC Rating - TBC



FENTONS  
ESTATE AGENTS



Situated directly on Walton Seafront offering STUNNING SEA VIEWS, Fentons are delighted to bring to market this SECOND FLOOR, TWO DOUBLE BEDROOM FLAT. The property offers generous living accommodation throughout, including a spacious kitchen/diner and two double bedrooms, with the Master bedroom benefiting from attractive sea views and a sun room adjacent. Further advantages include a lift in the block, allocated parking space, distant glimpses of BACKWATER VIEWS and the added benefit of being offered with NO ONWARD CHAIN. This seafront apartment is ideally situated in the heart of Walton-on-the-Naze, just 0.3 miles from Walton-on-the-Naze railway station, which provides convenient links to Clacton, Colchester, and London Liverpool Street. The property is also within easy reach of a variety of local shops, cafés, restaurants, and the seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

**Communal Hall**

Stair flight and lift to all floors. Hardwood door leading to:

**Hallway**

Built in storage cupboard. Built in airing cupboard. Telecom entry system. Radiator.

Doors to:

**Master Bedroom**

17' x 10'3"

Radiator. Sealed unit double glazed window to front with stunning sea views. Door to:

**Sun Room/Lobby**

9'6" x 8'6"

Tiled flooring. Wall light. Space for white goods. Door leading to communal hall.

Sealed unit 'French' style doors leading to:

**Balcony**

Stunning sea views. Balcony enclosed by iron railing.

**Bedroom Two**

14'7" x 10'4"

Fitted wardrobe. Radiator. Sealed unit double glazed window to rear with distant backwater views.

**Kitchen/Diner**

11'10" x 11'9"

Fitted with a range of matching wooden fronted units. Laminated rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Laminate flooring. Under cupboard lighting. Radiator. Sealed unit double glazed sash style windows to rear with distant backwater views.

**Shower Room**

White suite comprises of low level WC. Vanity wash hand basin with cupboard under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail.

**Lounge**

19'11" x 11'9"

Two radiators. Sealed unit double glazed windows to front offering stunning sea views.

### Outside - Rear

Range of allocated and visitor parking. Communal bin storage area.

### Outside - Front

Raised steps leading to communal entrances.  
Remainder laid to shrubs. Stunning sea views.

### Material Information - Leasehold Property -

Tenure: Leasehold

Length of lease (years remaining): 90 years

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1897.49 includes ground rent and building insurance

Service charge review period (year/month):

Council Tax Band: C - £1970.52

Any Additional Property Charges: None

### Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

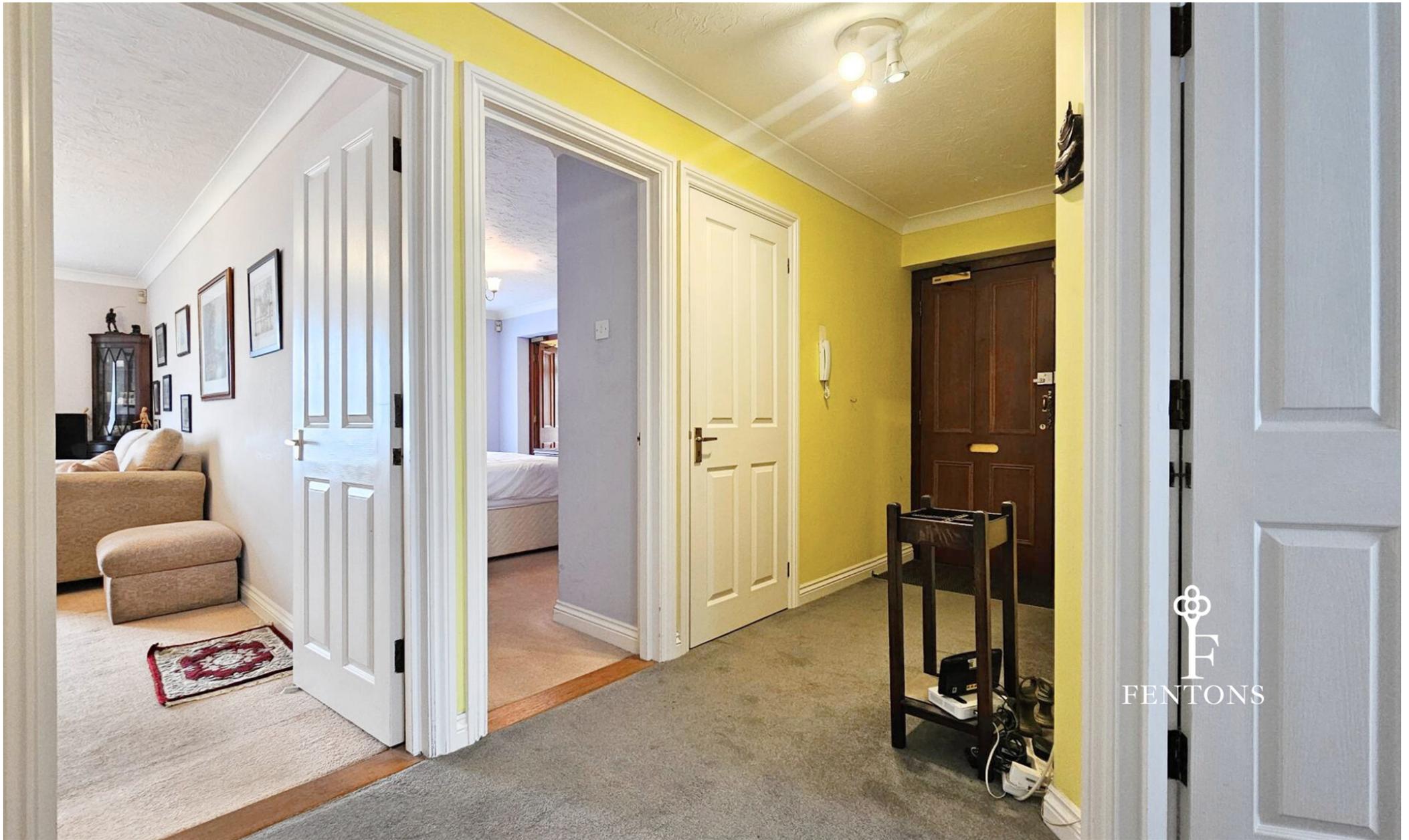
(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:



FLAT 10, THE DORLINGS THE PARADE, WALTON ON THE NAZE, ESSEX, CO14 8AP





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#### REFERRAL FEES -

You will find a list of any/all referral fees we may receive on our website

**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.

#### Lease Info

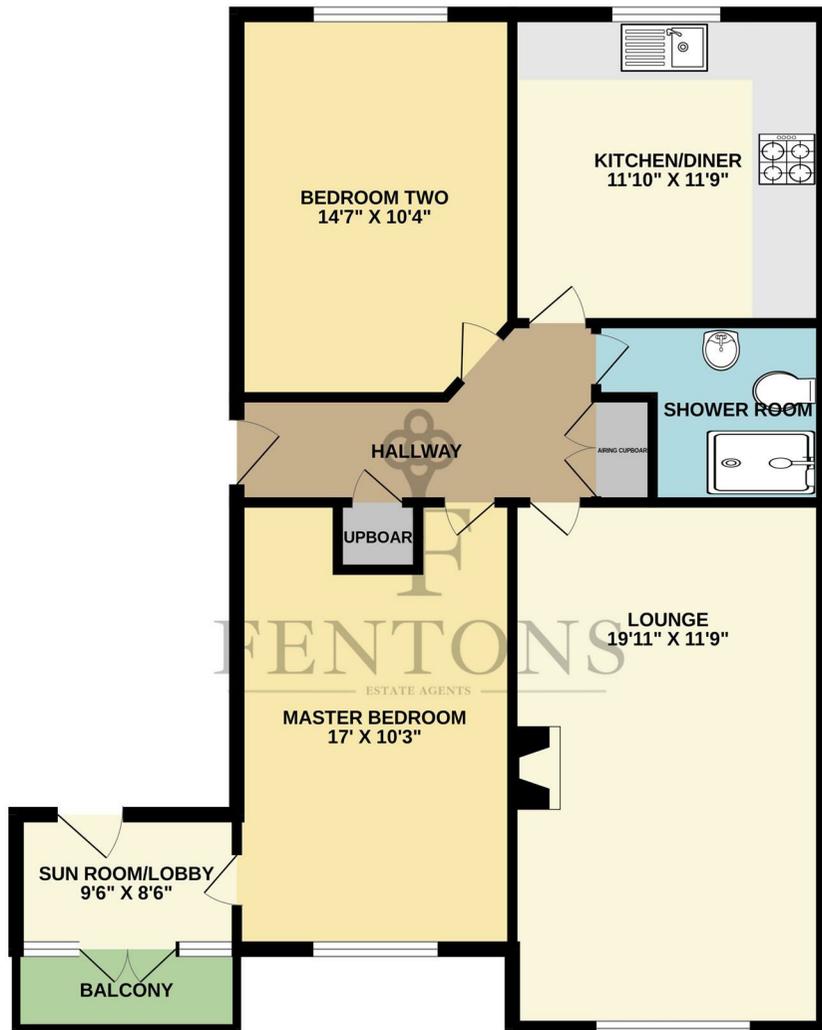
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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GROUND FLOOR



Call us on

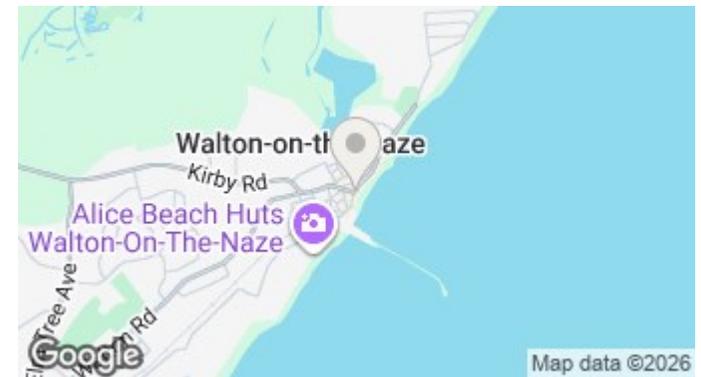
**01255 779810**

[info@fentonsstates.co.uk](mailto:info@fentonsstates.co.uk)

[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**C**



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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