





GARDEN ROAD, WALTON ON THE NAZE, ESSEX, CO14 8RR

Price

£175,000

LEASEHOLD

- Two Double Bedrooms
- Private Rear Garden
- Ground Floor
- Modern Kitchen & Bathroom
- Approx 146 Year Lease
- Low Service Charges
- Ideal Investment
- Popular Homelands Development
- Council Tax Band - B
- EPC Rating - D

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FENTONS
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Situated within the popular Homelands development, Fentons are delighted to bring to market this beautifully presented, TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. The well presented accommodation comprises two double bedrooms, a spacious lounge, modern fitted kitchen and bathroom and a PRIVATE REAR GARDEN. Garden Road ideally positioned close to the Triangle Shopping Centre, seafront and railway station, providing convenient access to local amenities, coastal walks and transport links. It's in the valuer's opinion that an early viewing is highly recommended to avoid dissapointment.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Hallway
Laminate flooring. Large built in storage cupboard. Radiator. Doors to:

Bedroom 1
12'1" x 11'1"
Radiator. Sealed unit double glazed window to front.

Bedroom 2
11'1" x 9'10"
Radiator. Sealed unit double glazed window to front.

Lounge
13'7" x 12'2"
Laminate flooring. Radiator. Sealed unit double glazed window to rear.

Bathroom
Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Kitchen
11'5" x 7'10"
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of units both at eye and floor level. Built in pantry cupboard. Integrated fridge and freezer. Integrated dishwasher. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water. Wood effect vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:

Outside - Rear
Part paved area. Remainder laid to lawn and astroturf. Beds stocked with shrubs and trees. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front
Pathway leading to entrance door. Remainder laid to lawn.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 146
Annual ground rent amount (£): 100
Ground rent review period (year/month):
Annual service charge amount (£): 200
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(Gas): Yes
(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

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.











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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.

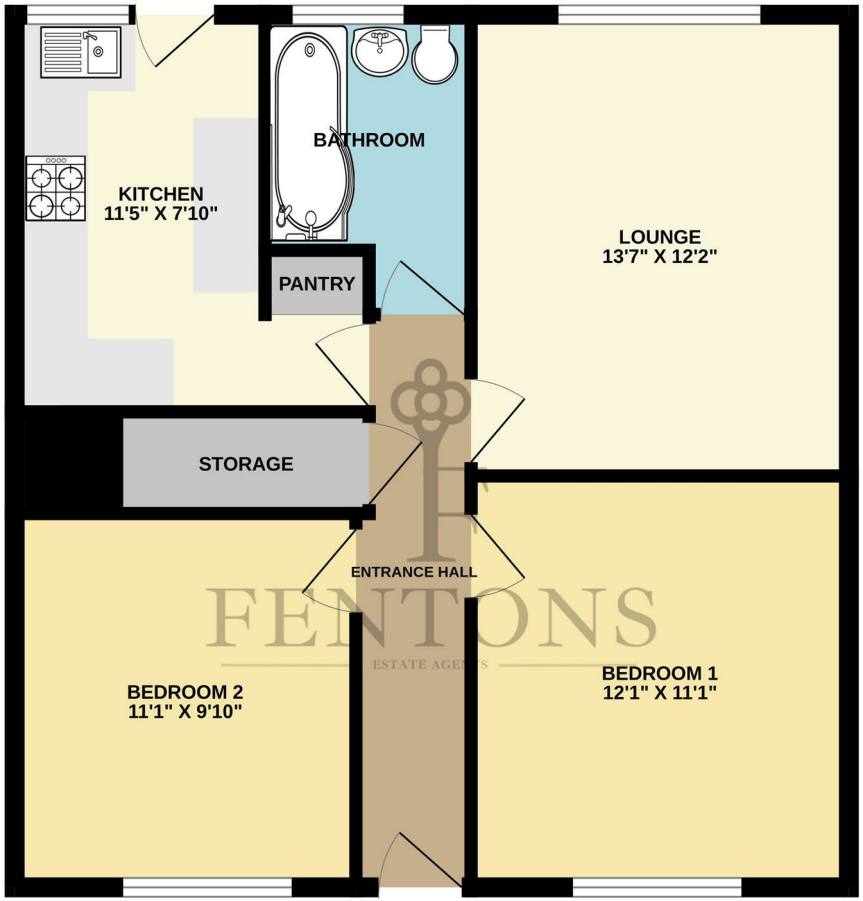
REFERRAL FEES

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

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.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



76 GARDEN ROAD

TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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Call us on

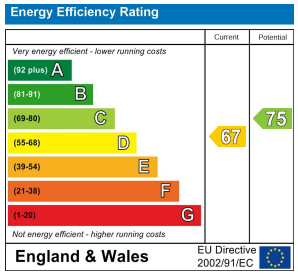
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Council Tax Band

B





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