

EAST TERRACE, WALTON-ON-THE- NAZE, ESSEX, CO14 8JX

Price

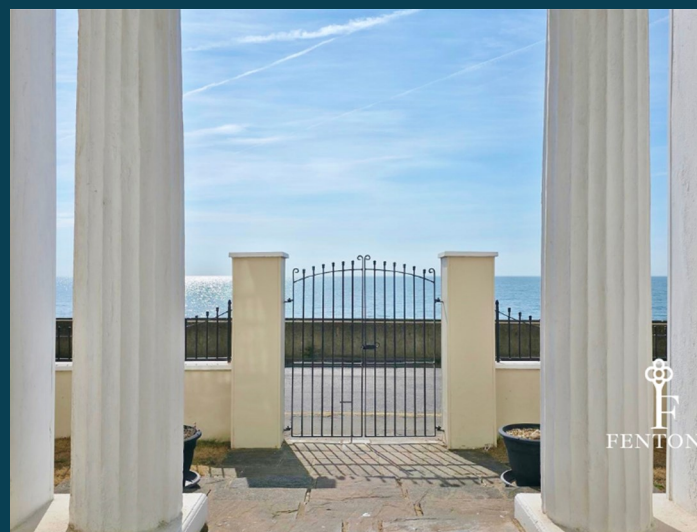
£210,000

LEASEHOLD - SHARE OF FREEHOLD

- Two Double Bedrooms
- Stunning Elevated Sea & 'Backwater' Views
- Top Floor Apartment
- Character, Grade II Listed Property
- 19'1" Lounge/Diner With Direct Sea Views
- Share Of Freehold
- Ground Floor Basement Storage Cupboard
- Allocated Off Street Parking & Communal Garden
- No Onward Chain
- EPC Rating - C / Council Tax Band - B



FENTONS
ESTATE AGENTS



**** PANORAMIC SEA VIEWS **** Located directly on Walton's seafront and offering BACKWATER & SEA VIEWS, Fentons Estate Agents have the pleasure in offering for sale this GRADE II LISTED, TWO DOUBLE BEDROOM TOP FLOOR APARTMENT. This 'Georgian' character apartment is beautifully presented throughout and boasts spacious accommodation with a large kitchen/breakfast room, 19'1" lounge/diner, allocated parking, communal gardens, ground floor basement storage cupboard and is SHARE OF FREEHOLD. Being offering with NO ONWARD CHAIN and conveniently situated within a quarter of a mile of Walton's town centre and mainline railway station with links to London Liverpool Street and early viewing is highly recommended to fully appreciate the size of accommodation and stunning sea views on offer.

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:

Communal Hallway

Stair flight leading to all floors. Hardwood entrance door leading to:

Hallway

Two built in storage cupboards. Security intercom system. Loft access. Radiator.

Doors to:

Lounge/Diner

19'1" x 10'6"

Serving hatch into kitchen. Radiator. Sash style windows to front with stunning elevated direct sea views.

Kitchen/Breakfast Room

12'2" x 9'3"

Fitted with a range of matching fronted units. Granite effect rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Vinyl flooring. Serving hatch into lounge offering sea views. Radiator.

Shower Room

White suite comprises of low level W/C. Vanity wash hand basin with mixer tap and storage cupboard under. Corner shower cubicle with sliding doors and wall mounted shower attachment and rainfall shower. Part weather boarded. Vinyl flooring. Extractor fan. Radiator.

Bedroom One

11'10" x 9'6"

Fitted airing cupboard housing combination boiler providing heating and hot water throughout. Radiator. Sash window to rear with distant 'Backwater' views.

Bedroom Two

9'2" x 9'2"

Radiator. Sash style window to rear with distant 'Backwater' views.

Outside

Communal gardens with gate leading to allocated parking and further visitor parking spaces. Doors leading to ground floor basement providing large allocated storage cupboard for each flat with power and light connected.

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 - Share of Freehold

Length of lease (years remaining): 103

Annual ground rent amount (£):

Ground rent review period (year/month):

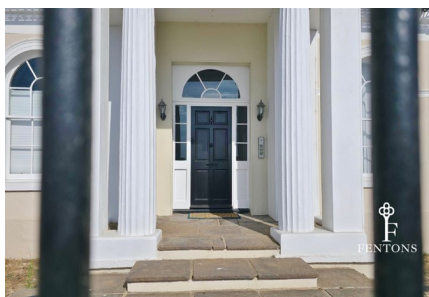
Annual service charge amount (£): 1920 including ground rent and buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1801.78 Per Annum



APARTMENT 5, PENRICE COURT EAST TERRACE, WALTON-ON-THE-NAZE, ESSEX, CO14 8JX





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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



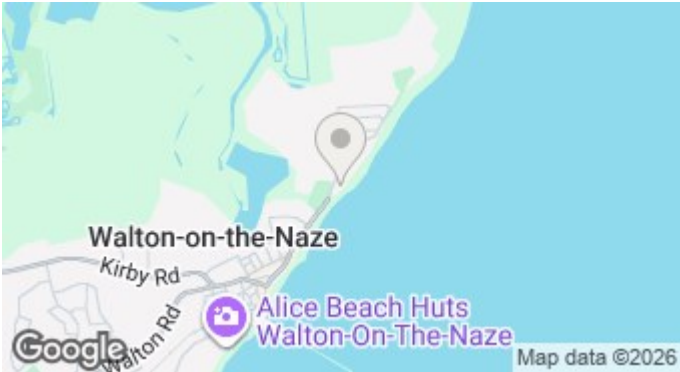
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Call us on
01255 779810
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www.fentonsestates.co.uk

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	69	78
EU Directive 2002/91/EC		

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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