





OLD HALL LANE, WALTON ON THE NAZE, ESSEX, CO14 8LJ

Price

£200,000

LEASEHOLD

- Two Double Bedrooms
- Ground Floor Apartment
- Stunning Backwater Views
- Two Balconies
- Double Length Garage & Off Street Parking
- Highly Sought After 'Naze' Location
- Share Of Freehold
- No Onward Chain
- Remaining Lease Of Approximately 991 Years
- Council Tax Band - C / EPC Rating - E

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FENTONS
ESTATE AGENTS

*** SHARE OF FREEHOLD *** Enjoying a desirable, non-estate position in Walton-on-the-Naze and boasting STUNNING PANORAMIC VIEWS across the Backwaters, Fentons Estate Agents are delighted to offer for sale this spacious, TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT available with NO ONWARD CHAIN. The property benefits from a SHARE OF THE FREEHOLD and offers generous accommodation throughout, breath taking Backwater views, a double length garage and allocated parking to the rear of the block. Naze Court is ideally positioned within approximately 300 yards of Walton's seafront, half a mile from the town centre and around three quarters of a mile from Walton's mainline railway station.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:

Communal Hall
Stair flight to all floors. Steps leading down to rear access door. Hardwood door leading to:

Hall
LVT flooring. Electric night storage heater. Door to:

Cloakroom
Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Tiled effect vinyl flooring. Extractor fan.

Kitchen
12'6" x 9'3"
Modern kitchen fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset ceramic bowl sink and drainer unit. Spacer for cooker. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Part tiled. LVT flooring. Sealed unit double glazed window to front.

Lounge/Diner
26'5" x 19'5" both max
Two electric night storage heaters. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to balcony at the front. Sealed unit double glazed door leading to balcony to the rear with backwater views.

Inner Hall
Built in airing cupboard housing hot water cylinder. Doors to:

Shower Room
Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawer under. Enclosed shower cubicle with wall mounted shower attachment and sliding door. Fully tiled walls. Tiled effect vinyl flooring. Extractor fan. Fitted wall heater.

Bedroom 1
14' into dr x 9'3"
Fitted wardrobes. Electric heater. Sealed unit double glazed window to front.

Bedroom 2
11' x 9'3"
Fitted wardrobes. Electric heater. Sealed unit double glazed window to rear with backwater views.

Outside
Hardstanding concrete area providing off street parking for one vehicle leading to double length garage with power and light connected with electric up and over door. Communal gardens and private, brick built storage.

Material Information - Leasehold Property
Tenure: Leasehold
Length of lease (years remaining): 991
Annual ground rent amount (£): 0
Ground rent review period (year/month):
Annual service charge amount (£): 1400 including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C
Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected:
(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

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.

REFERRAL FEES

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











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Disclaimer - Wide Angle Lens Etc

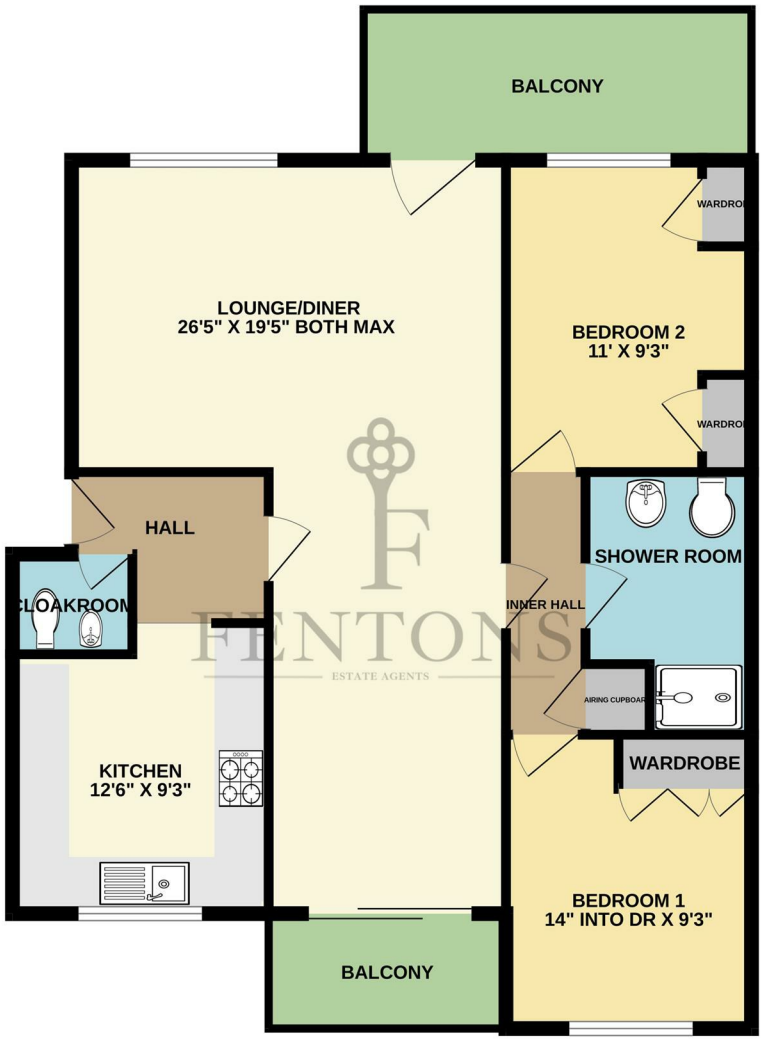
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Lease Info

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.

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GROUND 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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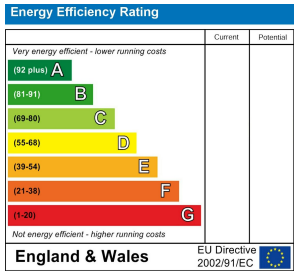
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Council Tax Band

C





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