

NAZE PARK ROAD, WALTON-ON-THE- NAZE, ESSEX, CO14 8JY

Price

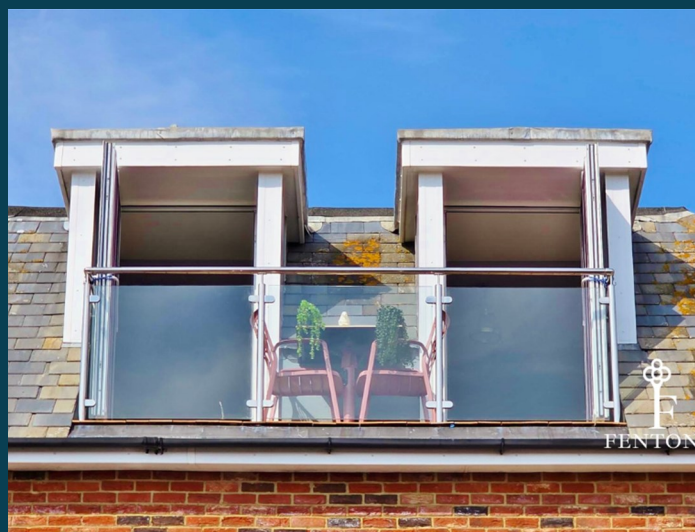
£240,000

LEASEHOLD - SHARE OF FREEHOLD

- Top Floor With Two Double Bedrooms
 - 25'1" Lounge/Diner/Kitchen
- Sun Terrace With Stunning Panoramic Sea Views
 - Modern Fitted Bathroom Suite
 - Sought After Coastal Location
 - Allocated Off Street Parking
 - Lift To All Floors
 - No Onward Chain
- Long Lease with Share Of Freehold
- EPC Rating C/ Council Tax Band - C



FENTONS
ESTATE AGENTS



Situated in the popular coastal town of Walton-on-the-Naze, in a non estate position offering PANORAMIC SEA VIEWS from the SUN TERRACE, Fentons Estate Agents have the pleasure in offer for sale this modern, well presented TWO DOUBLE BEDROOM TOP FLOOR APARTMENT. The property is being offered with NO ONWARD CHAIN and is conveniently situated within one mile of Walton's town centre and mainline railway station and with Frinton-on-sea located approximately three and a half miles away. The apartment boasts a long lease and comes with a share of the freehold.

Accommodation comprises of approximate room sizes

Communal entrance door with security intercom system leading to:-

Communal Hallway

Stair flight and lift to all floors.

Top Floor

Hardwood entrance door leading to:-

Entrance Hall

Doors to all rooms. Door to:-

Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Panelled bath with shower attachment and wall mounted integrated shower controls and rainfall shower with separate attachment. Fitted glass shower screen. Part tiled walls. Tiled flooring. Radiator. Obscured Velux skylight.

Hallway

Radiator. Door to:-

Bedroom Two

12' x 11'9"

Radiator. Velux skylights to side and rear aspects.

Master Bedroom

15'9" x 13'

Radiator. Velux skylights to side and rear.

Lounge/Diner/Kitchen

Kitchen Area

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls.

Lounge/Diner

Two radiators. Two built in storage cupboards, one housing wall mounted combination boiler providing heating and hot water throughout. Velux skylight. Two double glazed doors leading to:-

Sun Terrace

Parquet style wood flooring with glass balustrades and panoramic sea and backwater views.

Outside Communal Areas

Allocated off street parking. Communal Gardens. Communal bins and gardens.

Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 980

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1300 including buildings insurance

Service charge review period (year/month):

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected:

(Gas): Yes

(Electricity): Yes

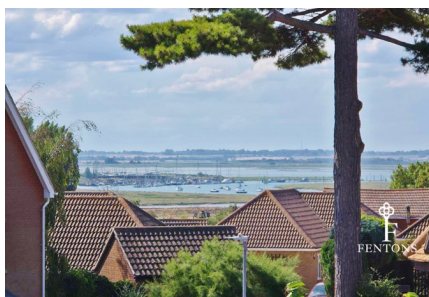
(Water): Yes

(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



FLAT 17, EARLSWOOD LODGE NAZE PARK ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8JY





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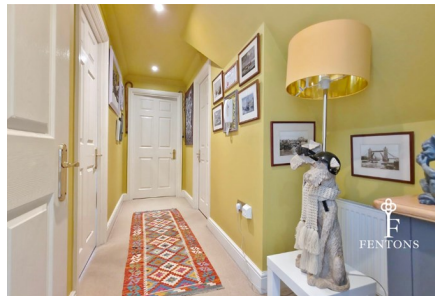
AML

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.

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

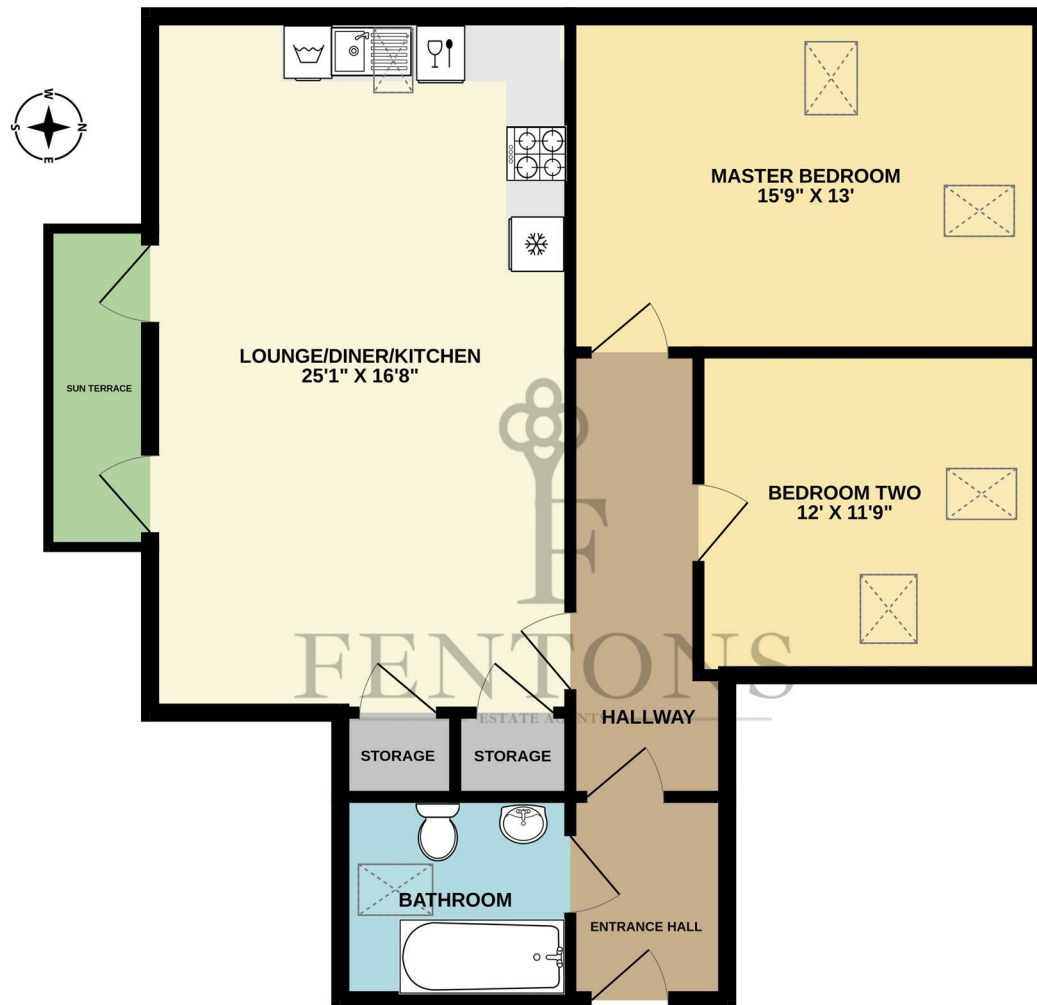
You will find a list of any/all referral fees we may receive on our website



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TOP 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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Call us on

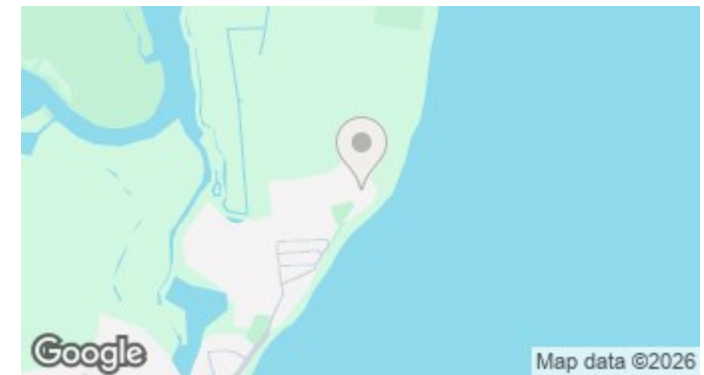
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	
(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

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