WALTON ROAD, WALTON ON THE NAZE, ESSEX, CO14 8LR

Price

£140,000

LEASEHOLD

- Two Double Bedrooms
- Private Balcony
- Communal Parking & Communal Garden
- Ideal Investment
- First Floor Flat
- Long Lease
- No Onward Chain
- Non-Estate Position
- Council Tax Band - B
- EPC Rating - C

2 1 1 C

FENTONS
ESTATE AGENTS

Located in a non-estate position within the sought-after coastal town of Walton-on-the-Naze, Fentons are delighted to offer for sale this TWO DOUBLE BEDROOM FIRST FLOOR FLAT, available with NO ONWARD CHAIN. The property benefits from communal parking and a private balcony, providing excellent outdoor space. Ideally situated within approximately a quarter of a mile of Walton's town centre, seafront and mainline railway station, which offers direct links to London Liverpool Street, this property would make an ideal purchase for a range of buyers. Early viewing is strongly advised to avoid disappointment.

Accommodation comprises of approximate room sizes:

Hardwood entrance door leading to:

Communal Hall

Stair flight to all floors. Door to rear leading to communal gardens.

First Floor

Composite door leading to:

Lounge

19'1" x 12'2"

Parquet flooring. Wall mounted electric fire. Wall lights. Electric heater. Sealed unit double glazed windows to front. Sealed unit double glazed door leading to balcony.

Kitchen

11'7" x 10"

Fitted with a range of matching wooden fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching wooden units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Built in larder cupboard. Sealed unit double glazed window to rear. Door to:

Hall

Built in storage cupboard. Doors to:

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Built in storage cupboard . Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom One

16'7" x 11'3"

Built in wardrobe. Wall lights. Electric heater. Sealed unit double glazed window to front and side.

Bedroom Two

11'9" x 11'7"

Wall light. Sealed unit double glazed window to rear.

Outside

Communal garden areas laid to lawn and an array of flowers, trees shrubs and bushes. Communal parking. Communal bin areas.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 999

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1200 including ground rent and buildings insurance
Service charge review period (year/month):

Council Tax: Tendring District Council
Council Tax Band: B
Payable 2025/2026 £1724.21 Per Annum
Any Additional Property Charges: None

Services Connected:
(Gas): No
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains
(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

Non-Standard Property Features To Note: N/A

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.

FLAT 4, 321 WALTON ROAD, WALTON ON THE NAZE, ESSEX, CO14 8LR

REFERRAL FEES

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

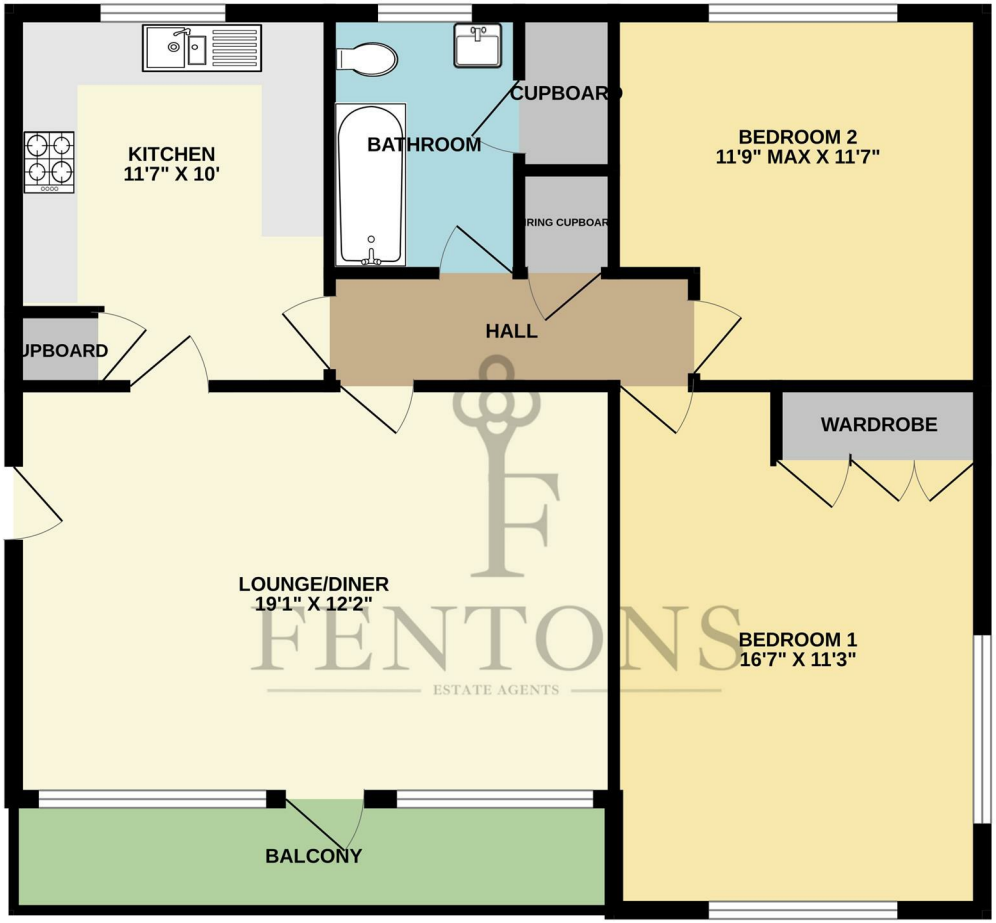
Lease Info

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.

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.

2ND FLOOR



WALTON ROAD

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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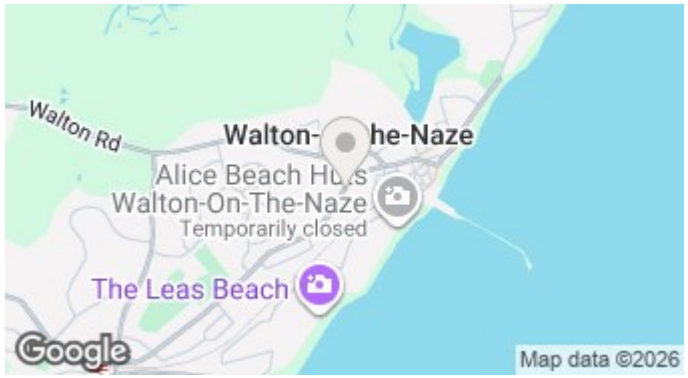
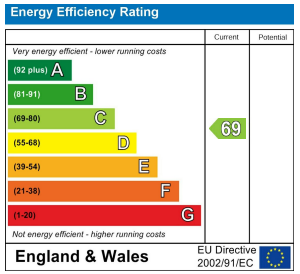
Council Tax Band

B





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