

THE PARADE, WALTON ON THE NAZE, , CO14 8EX

Price

£190,000

LEASEHOLD

- Two Double Bedrooms
- 18" x 14'6" Lounge/Diner
 - Fitted Kitchen
- En-Suite to Master Bedroom
 - Direct Sea Views
 - Gas Central Heating
- Garage & Allocated Parking
- Investment Opportunity
 - No Onward Chain
- Council Tax Band - C / EPC Rating - B



FENTONS
ESTATE AGENTS



*** STUNNING DIRECT SEA VIEWS *** Located directly on Walton's seafront being offered with NO ONWARD CHAIN, Fentons have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM GROUND FLOOR FLAT. The property benefits from direct sea views, large garage, allocated parking and an en-suite to master bedroom. The property is also conveniently located within twenty five metres of Walton's seafront and mainline railway station with direct links to London Liverpool Street. Walton's town centre is approximately a quarter of a mile away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Communal entrance door with security entry system leading to communal hallway. Stair flight to all floors.

Hardwood entrance door leading to:-

Communal Hall

Stair flight to all floors. Hardwood door leading to:

Hallway

Security telecom system. Built in airing cupboard housing hot water cylinder. Radiator. Door to:

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.

Master Bedroom

16'4" x 10'10"

Built in wardrobes. Radiator. Sealed unit double glazed bay window to side. Door leading to:

En-Suite

Suite comprises low level w/c. Pedestal wash hand basin with mixer tap. Enclosed shower

cabicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom 2

13'7" x 6'7"

Built in wardrobes. Radiator. Sealed unit double glazed window to side.

Lounge/Diner

18' x 14'6"

Built in storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side with views. Sealed unit double glazed bay window to rear offering sea views.

Kitchen

13'4" x 5'11"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to side.

Outside

Allocated off road parking leading to garage with up and over door, power and light connected. Automatic electric gates giving access to parking areas.

Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 108

Annual ground rent amount (£): TBC

Ground rent review period (year/month):

Annual service charge amount (£): TBC

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



FLAT 12, CLIFTON COURT THE PARADE, WALTON ON THE NAZE, CO14 8EX






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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

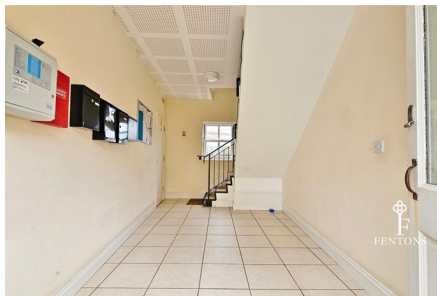
You will find a list of any/all referral fees we may receive on our website

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.

Lease Info

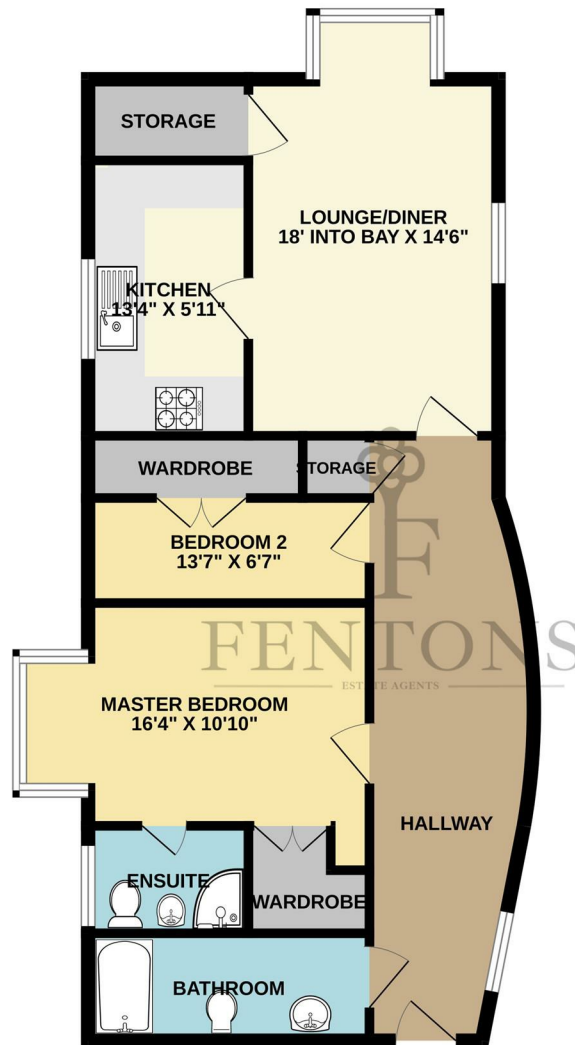
Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.



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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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Call us on

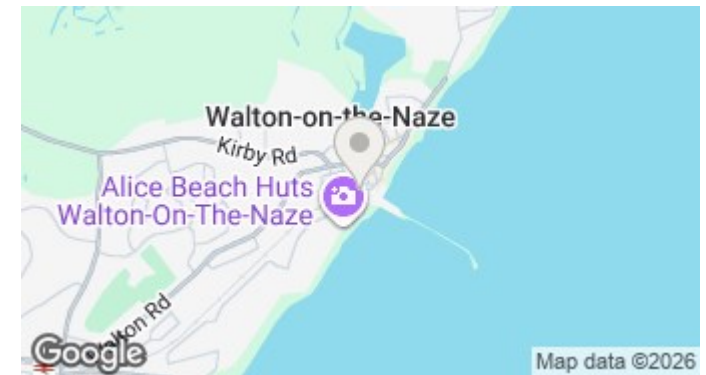
01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		81	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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