



6, Great Eastern Court, Woodberry Way

Walton On The Naze, CO14 8DD

Guide price £190,000 Leasehold

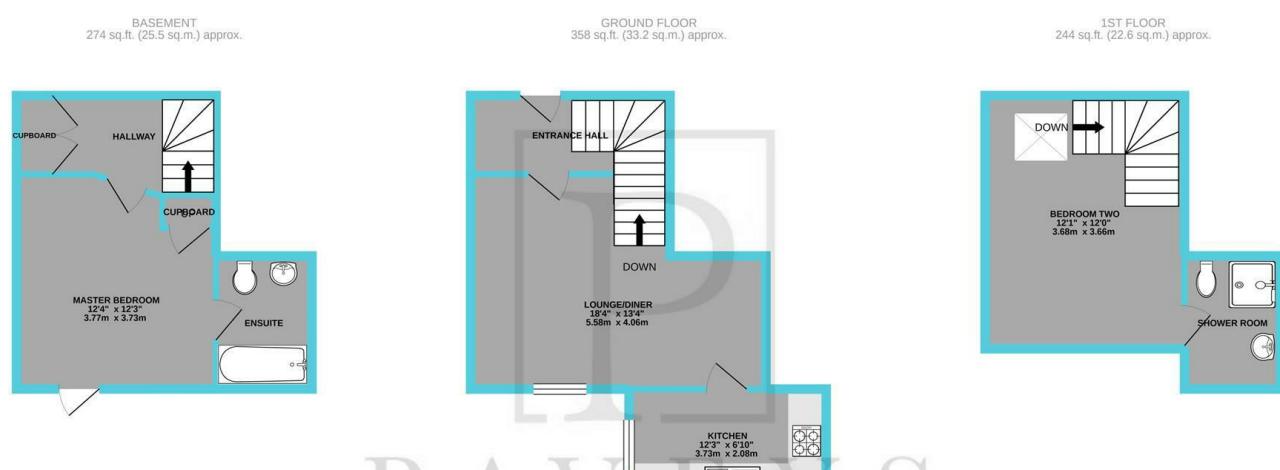
GUIDE PRICE £190,000-£200,000

A HISTORIC & UNIQUE SPLIT LEVEL MAISONETTE positioned in the heart of the seaside town of Walton-on-the-Naze and within a short walk to the town centre, beach and cliff top greensward which offers stunning sea views. This gorgeous property forms part of the old Booking Office within the former Walton Train Station. The development consists of twenty-six apartments set in landscaped communal gardens with allocated residents parking with security barrier. Accommodation is arranged over three floors with a basement, ground floor and mezzanine level. Key features include a basement level double bedroom with ensuite, kitchen and lounge on the ground floor and double bedroom with ensuite on the mezzanine level. There are many original features throughout this stunning property which also benefits from an extended Lease of 215 years from 1999. It is a short walk from the new Walton Train Station with services to Chelmsford and central London, local bus services, All Saints Parish Church & beautiful War Memorial Gardens. An internal viewing is highly recommended. Call Paveys today!



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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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GROUND FLOOR

ENTRANCE HALL

Hardwood entrance door to front aspect, exterior light, stair flight to Mezzanine level, radiator.

LOUNGE DINER 18'4" x 13'4" (5.59m x 4.06m)

Double glazed arch window to rear, fitted carpet, feature fireplace with surround and marble hearth with electric fire inset (not tested), wall lights, TV point, stair case to Basement, door to Kitchen Breakfast Room.

KITCHEN BREAKFAST ROOM 12'3" x 6'10" (3.73m x 2.08m)

Beech effect over and under counter units, roll edge work tops, inset sink and drainer with mixer tap. Hotpoint double oven, fitted extractor hood, space for fridge freezer, space and plumbing for washing machine, cupboard housing wall mounted boiler (not tested). Double glazed arch window to front with sea views, full height double glazed arch to side with partial sea views, tiled flooring, tiled splash backs, radiator.

BASEMENT

Large storage cupboard and under stairs storage cupboard.

MASTER BEDROOM 12'1" x 12'0" (3.68m x 3.66m)

Double glazed window to rear, double glazed door to rear leading to shared patio, fitted carpet, built in storage cupboard, door to Ensuite bathroom, radiator.

EN-SUITE BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and folding screen over. LVT flooring, fully tiled walls, wall lights, extractor fan, radiator.

MEZZANINE SECOND FLOOR

BEDROOM TWO 12'4" x 12'3" (3.76m x 3.73m)

Double glazed skylight window, fitted carpet, vaulted ceiling, door to Ensuite Shower Room, radiator.

EN-SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and fitted shower cubicle with wall mounted shower (not tested). Double glazed skylight window, tiled floor, fully tiled walls, wall light, extractor fan, radiator.

COMMUNAL GARDENS

Landscaped and maintained communal gardens.

RESIDENTS PARKING

The property has the benefit of allocated residents parking and communal residents parking with security barrier and residents permit.

LEASE & CHARGES

The Vendor has advised:-

The property forms part of a well managed and funded site.

The property has an extended Lease Term of 215 years from 1999 with approximately 189 years remaining.

There is Zero Ground Rent.

The Annual Maintenance Charge is £2,800-£2,900 per annum (payable in two instalments).

The Managing Agents are PMS Managing Estates

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

IMPORTANT INFORMATION

Council Tax Band: B

Tenure: Leasehold

Energy Performance Certificate (EPC) rating: TBC

The property is connected to electric, gas, mains water and sewerage.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.