



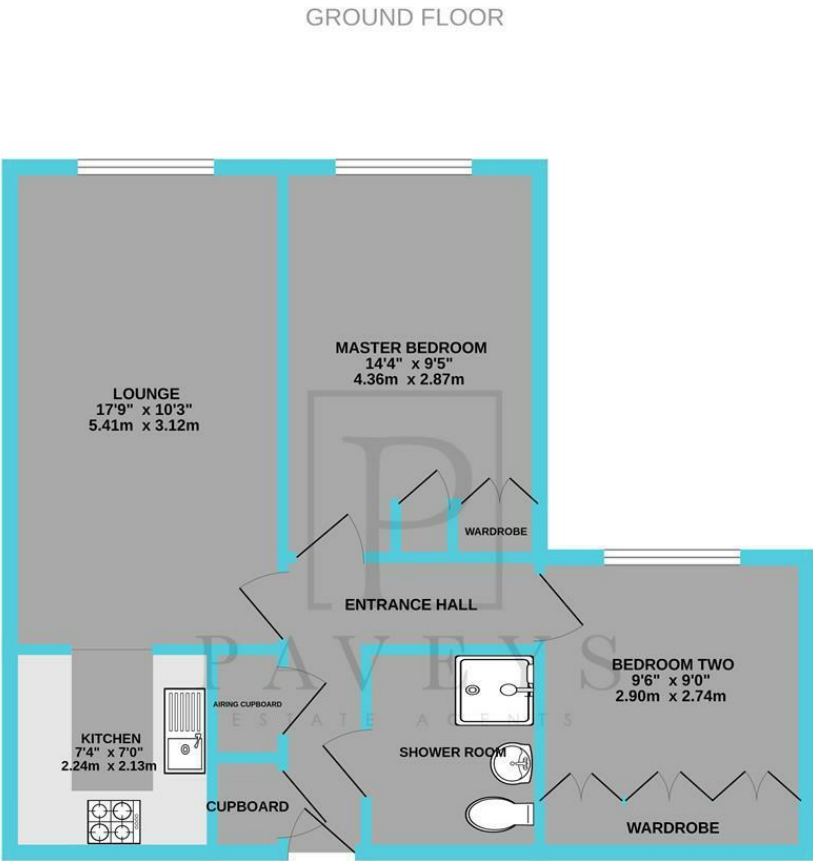
Flat 6 Elizabeth Court, Louise Close
Walton On The Naze, CO14 8LH

Offers in excess of £165,000 Leasehold - Share of Freehold

Located at the beautiful "Naze" area of WALTON ON THE NAZE is this TWO DOUBLE BEDROOM OVER 55'S RETIREMENT APARTMENT. This beautifully presented ground floor property offers a lounge diner with partial sea views and beautiful WEST FACING orientation, kitchen, bathroom and security entry phone system. Elizabeth Court is a small development of apartments with a residents lounge, communal gardens and parking. It is located within easy reach of Hipkins Beach, the Naze Tower with attached Visitor Centre and rural walks. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



ELIZABETH COURT

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C2024

COMMUNAL HALLWAY

Communal entrance hall with double glazed door and windows to front, security entry phone system, lift and stairs to First Floor, fitted carpet, storage heaters.

RESIDENTS LOUNGE

Located on the First Floor, double glazed windows to front with sea views, fitted carpet, coved ceiling, storage heater.

ENTRANCE HALL

Private entrance door, security entry phone system, LVT flooring, coved ceiling, built in storage cupboard, storage heater.

LOUNGE / DINER 17'9 x 10'3 (5.41m x 3.12m)

Double glazed window to front, LVT flooring, coved ceiling, wall mounted electric radiator, archway to

KITCHEN 7'4 x 7' (2.24m x 2.13m)

White high gloss over nd under counter units, roll edged work surface, tiled splashabcks, built in oven, ceramic hob and stainless steel extractor hood above, stainless steel one and half sink and drainer, meile washing machine, Bosch tumble dryer and freestanding fridge freezer are available via seperate negotiation, LVT flooring.

MASTER BEDROOM 14'3 x 12'5 (4.34m x 3.78m)

Double glazed window to front, coved ceiling, built in wardrobes, LVT flooring, wall mounted electric radiator.

BEDROOM TWO 9'5 x 9' (2.87m x 2.74m)

Double glazed window to front, coved ceiling, built in wardrobes, LVT flooring, wall mounted electric radiator.

SHOWER ROOM

Modern white suite comprising of low level W/C, vanity wash hand basin, large walk in double shower with full height glass panel, LVT flooring, electric heated towel rail.

GARDENS & PARKING

The property is set in established communal gardens with garden seating area, large patio, communal bin and drying areas, parking area to the front.

LEASE CHARGES & INFORMATION

The Vendor has advised:
Ground Rent £110 per annum.
Service Charge £200 per quarter
No Dogs Are Allowed
Lease Term 999 years as of 1991

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Share of Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, mains water and sewerage.

LEASE DISCLAIMER

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representative before incurring any expenditure.

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.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.