



1, Luff Way

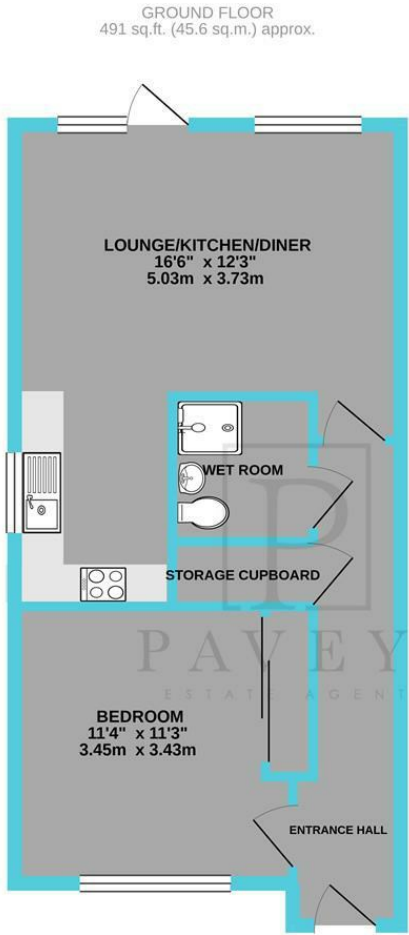
Walton On The Naze, CO14 8FU

Offers in excess of £180,000 Freehold

NO ONWARD CHAIN! An opportunity to purchase this OVER 60s RETIREMENT BUNGALOW with NO ONWARD CHAIN. Set in a small mews development of NEW BUILD retirement bungalows and conveniently positioned within close proximity to the Triangle Shopping Centre, Frinton's new Tesco store & Frinton Community Association. The property offers a lounge diner, fitted kitchen with appliances, double bedroom and fully fitted wet room. In addition there is a private and un overlooked rear garden, small front garden and allocated parking. We have keys to view. Call Paveys today to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.  
While 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 is given as to their operability or efficiency can be given.  
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ENTRANCE HALL

Composite entrance door with inset glass to front aspect, laminate flooring, smooth ceiling, spot lights, built in storage cupboard, loft access, radiator.

LOUNGE DINER & KITCHEN 16'6 x 12'3 (5.03m x 3.73m)

Double glazed door to rear garden, two double glazed windows to rear, fitted carpet, smooth ceiling, open plan to Kitchen Area, radiator.

Kitchen: Modern white fronted over and under counter units, straight edge work tops and upstands inset stainless steel sink and drainer with mixer tap. Built in oven, gas hob with stainless steel splash back and extractor hood over, integrated fridge freezer, space and plumbing for washing machine. Double glazed window to side, laminate flooring, smooth ceiling, spot lights, radiator.

BEDROOM 11'4 x 11'3 (3.45m x 3.43m)

Double glazed window to front, fitted carpet, smooth ceiling, wardrobe with mirror fronted sliding doors, radiator.

WET ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and wall mounted shower with curtain. Tanked non slip flooring, wall mounted cabinet.

OUTSIDE FRONT

Pathway to entrance door, lawn area with tree and shrub bed, gated access to rear via side gate.

OUTSIDE REAR

A private and un overlooked garden, retained by panel, laid to astro turf for low maintenance, paved patio, gated access to side.

PARKING

Allocated parking to the side of the property.

AGENTS NOTES

The property has the benefit of an Ideal Boiler (not tested by agent) located in the loft which is operated by a remote controlled thermostat.

MANAGEMENT FUND

The Vendor has advised that there is a Management Fund Charge of £200 per annum for the upkeep of the development.

IMPORTANT INFORMATION

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

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 2003

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.

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.