







WOODBERRY WAY, WALTON ON THE NAZE, CO14 8DD

OFFERS IN EXCESS OF £145,000

A beautifully styled one-bedroom duplex just steps from the beach, this home combines striking luxe-gothic interiors with fresh, modern touches and a smart, well-presented layout. The bedroom and bathroom are tucked away downstairs, while the upstairs open-plan living and kitchen area opens onto a private balcony overlooking the peaceful communal gardens. With the shoreline just across the road, it offers a unique blend of coastal living and dramatic design flair. Walton train station is conveniently located 50 yards away offering direct access to London Liverpool Street.

- One Bedroom
- Beachfront Position
- Private Balcony
- No Onward Chain
- Residents Car Park
- EPC C

SC - approx £1700 PA
GR - £75 PA
Lease - 99 years remaining

Accommodation comprises with approximate room sizes as follows:

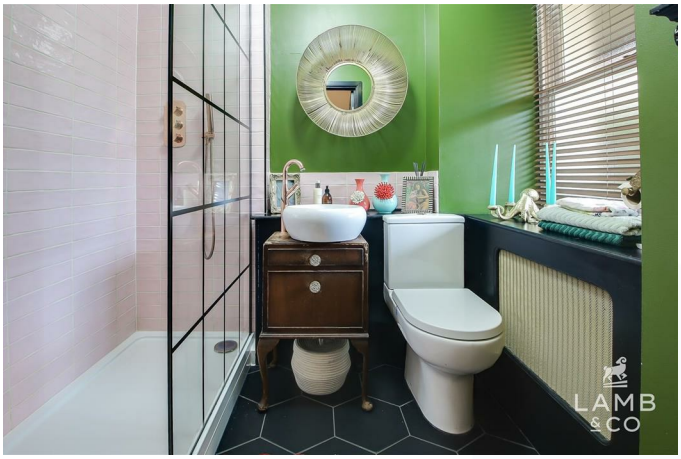
Entrance door to:

ENTRANCE HALL



SHOWER ROOM

6'6 x 5'11 (1.98m x 1.80m)

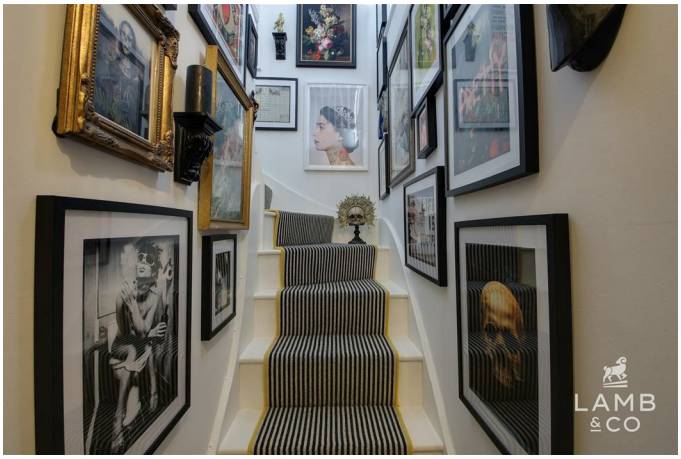


BEDROOM

11'3 x 10'4 (3.43m x 3.15m)



STAIRS TO FIRST FLOOR



KITCHEN/ LIVING

22'5 x 10'4 (6.83m x 3.15m)



BALCONY



AERIAL VIEW



REAR ASPECT



Material Information

Council Tax Band: B

Heating: gas central
Services: mains
Broadband: Ultrafast 2000 mb
Mobile Coverage: O2 & Vodafone: good; EE & Three: likely
Construction: Solid Brick
Restrictions: None
Rights & Easements: None
Flood Risk: rivers & seas: very low; surface water: low
Additional Charges: Service charge approx £1,700 PA | Ground Rent £75 PA
Seller's Position: No Onward Chain

Leasehold Information

Lease Term Remaining: 99 years
Ground Rent: £75 pa
Ground Rent Review Period: TBC
Service Charge: £1,700 pa

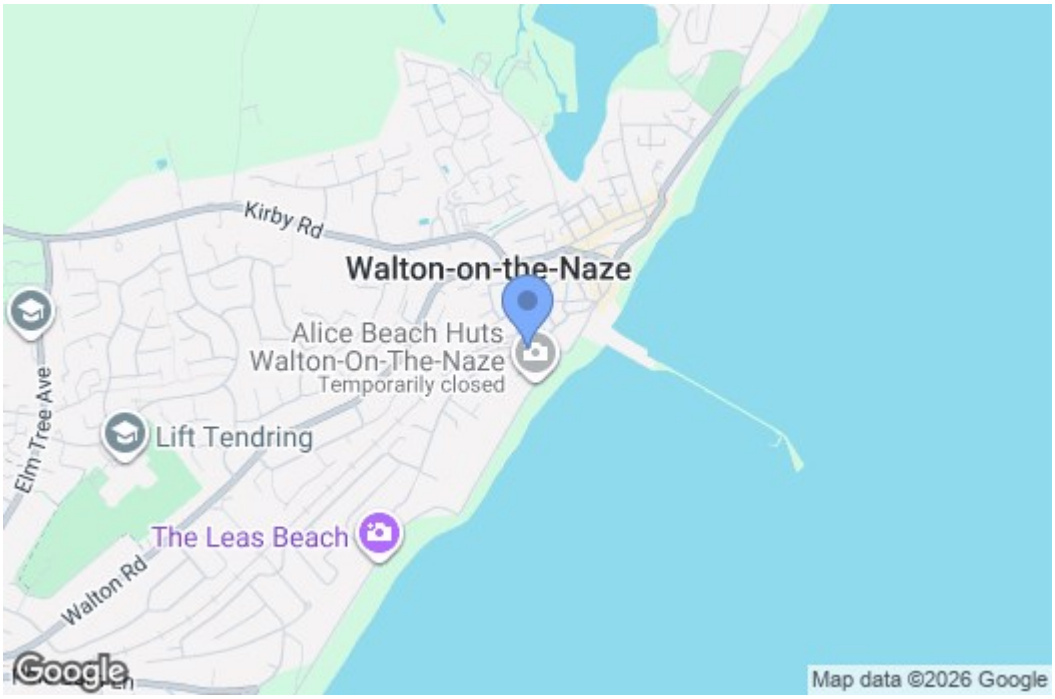
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

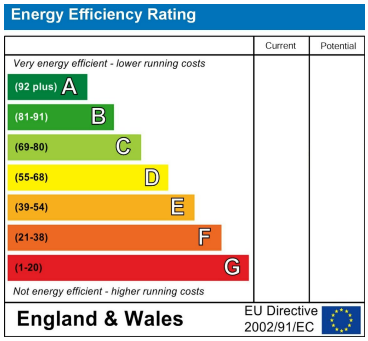
AML

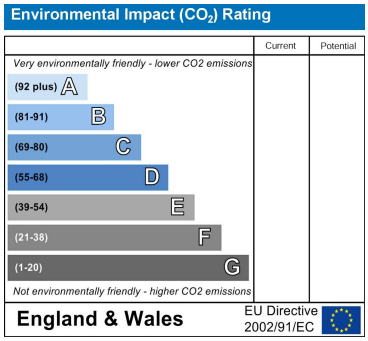
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

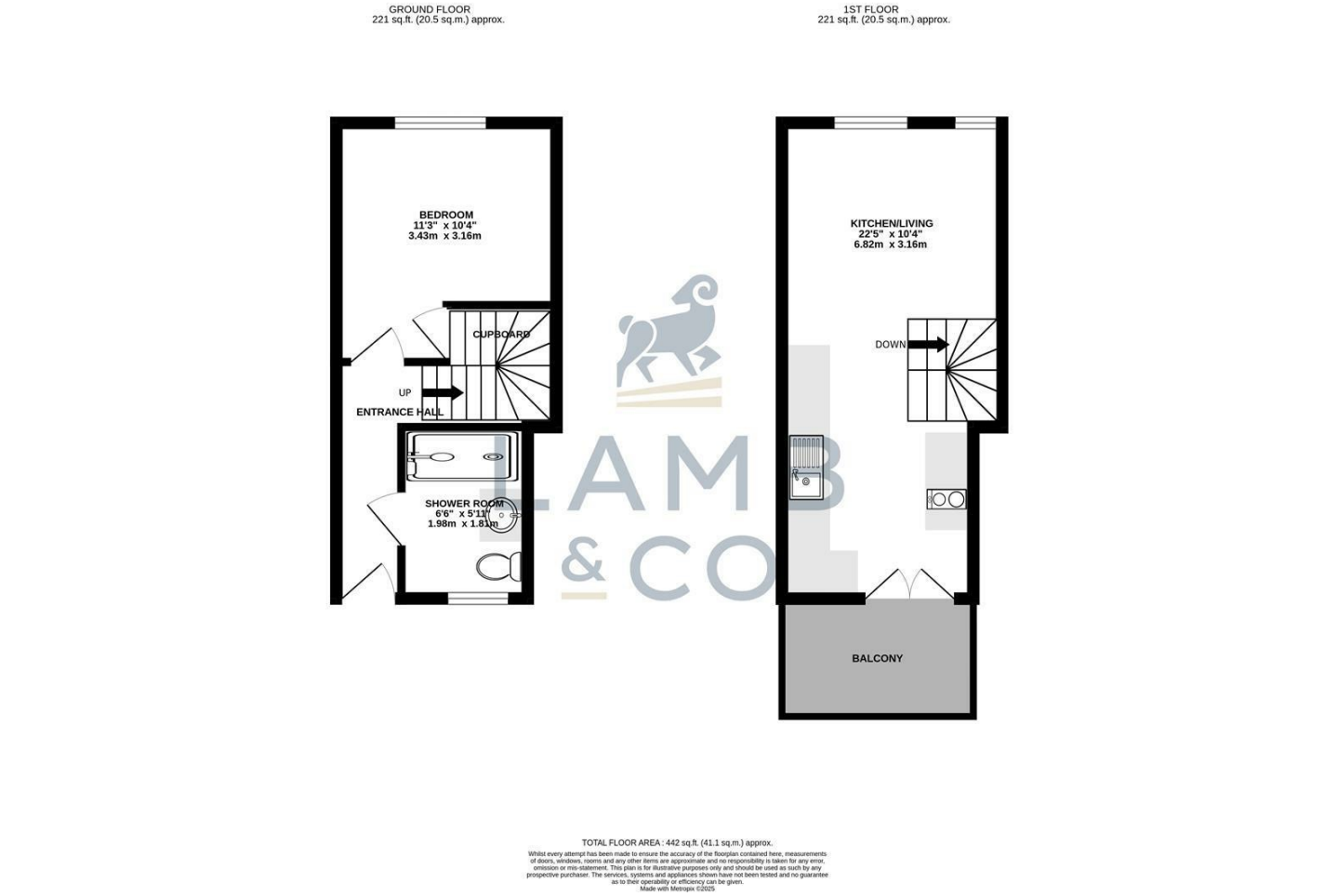


EPC Graphs





Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.