



LAMB & CO

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## THE PARADE, WALTON ON THE NAZE, CO14 8EX PRICE £160,000

Located along Walton's seafront, this second floor Leasehold apartment benefits from allocated parking behind a secure gated entrance, partial sea views and a lift in block. Internally the property boasts en suite to bedroom one, a generous lounge and four balconies. Sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- Lift In Block
- Allocated Car Port
- Four Balconies
- EPC-C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## OUTSIDE FRONT



## HALLWAY

## BATHROOM

7'4 x 5'7 (2.24m x 1.70m)



## BEDROOM ONE

13'6 x 8'5 (4.11m x 2.57m)



## EN-SUITE

8'5 x 6'3 (2.57m x 1.91m)



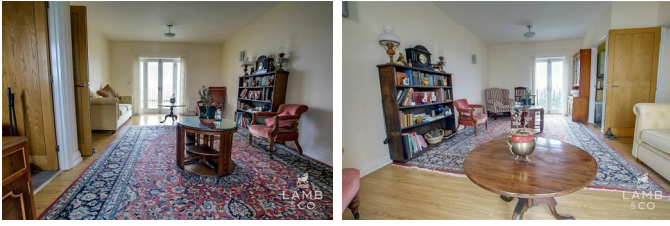
## BEDROOM TWO

8'5 x 7'4 (2.57m x 2.24m)



## LOUNGE/DINER

19'7 x 13'1 (5.97m x 3.99m)



Garden Facing:

Annual Service Charge: £1800

Annual Ground Rent: £250

## KITCHEN

8'0 x 7'4 (2.44m x 2.24m)



## 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.

## Additional Information Clacton

Council Tax Band: C

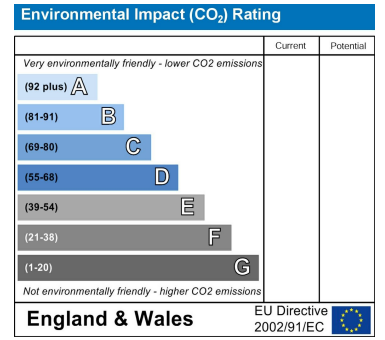
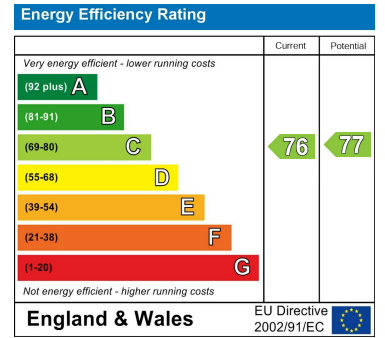
Heating: Gas

Seller's Position: No Onward Chain

# Map

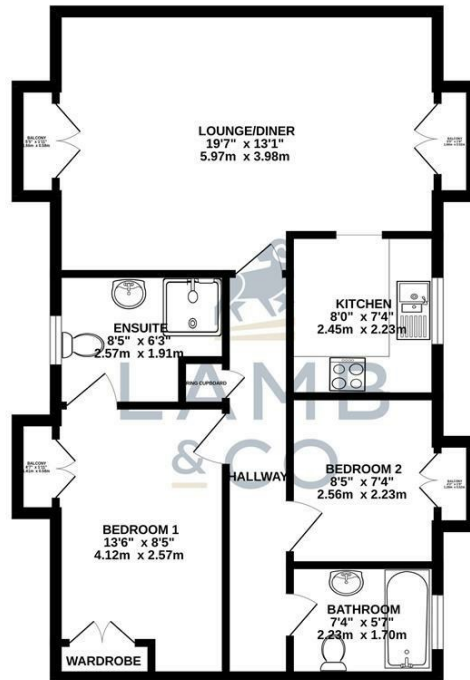


# EPC Graphs



# Floorplan

GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
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 in conjunction with 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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