



LAMB & CO

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Inspired by property, driven by passion.



## WOODBERRY WAY, WALTON ON THE NAZE, CO14 8DD

PRICE £160,000

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 access to London Liverpool Street in approximately 95 minutes.

- One Bedroom
- Beachfront Position
- Private Balcony
- Beautifully Styled Throughout
- Residents Car Park
- EPC TBC

SC - approx £1700 PA

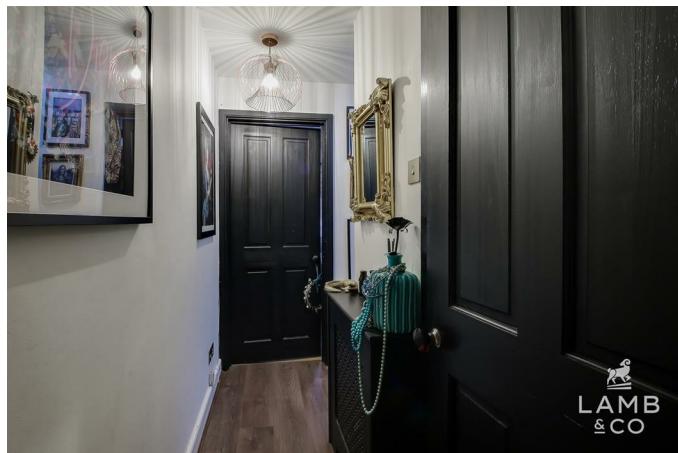
GR - £75 PA

Lease - 99 years remaining

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



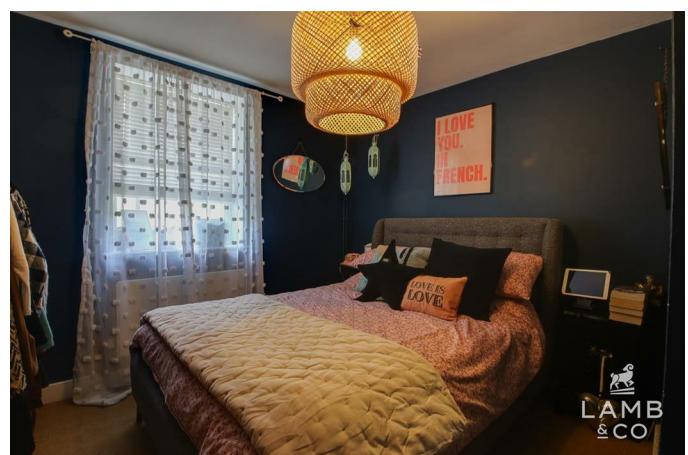
## SHOWER ROOM

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



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

## AERIAL VIEW



## REAR ASPECT



## Material Information

Council Tax Band: B

## Leasehold Information

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

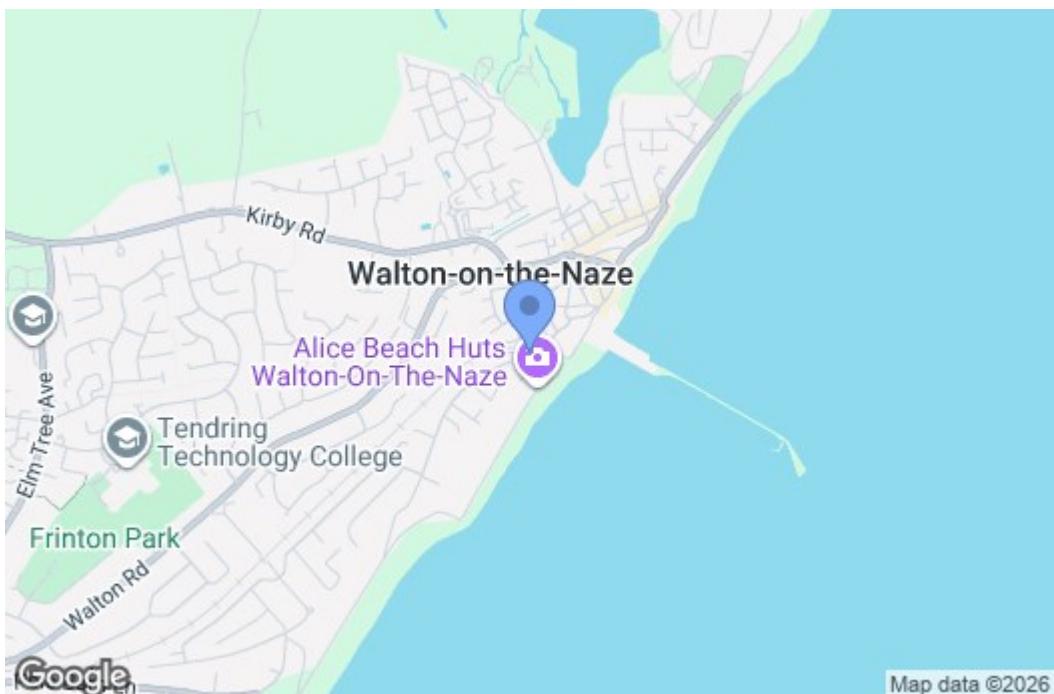
## Agents Note Sales

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

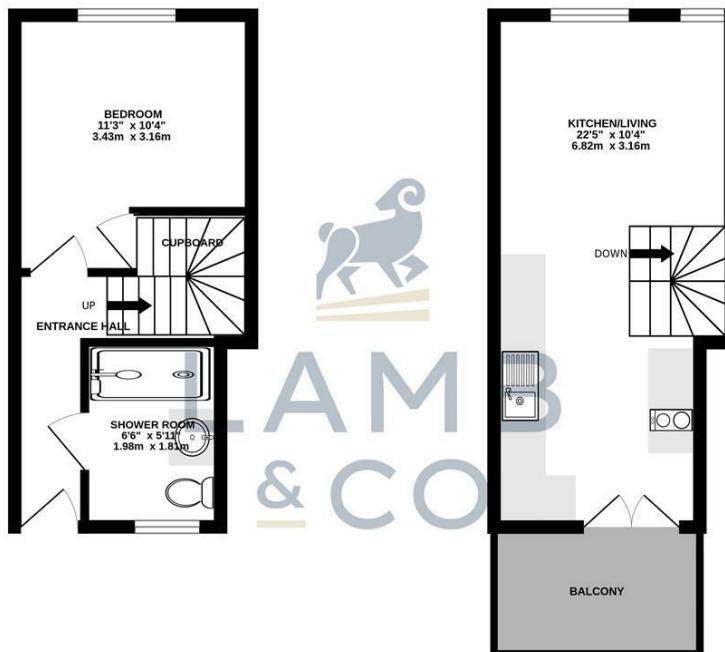
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

## Floorplan

GROUND FLOOR 221 sq.ft. (20.5 sq.m.) approx.

1ST FLOOR 221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.1 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. The services, systems and appliances shown have not been tested as such by the 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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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.