



## Elizabeth Court, Louise Close Walton-on-the-Naze, CO14 8LH

**\*\* SEA VIEWS \*\*** Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position, Sheen's Estate Agents are pleased to offer for sale this modern TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT. The property is conveniently located within a stones throw of the Seafront and within one mile of Walton's town centre and mainline railway station. Frinton-on-sea is located approximately three and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended.

- Two Bedrooms
- Sea Views
- 18' Lounge
- 7'6 Kitchen
- Modern Wet Room
- Electric Heating
- Close to Seafront
- No Onward Chain
- Council Tax Band B
- EPC Rating D



**Price £175,000 Leasehold**

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The accommodation comprises approximate room sizes:

Communal entrance hall with lift and stairs leading to all floors.



Hardwood entrance door leading to:

### Hallway

Security intercom system. Built in airing cupboard housing hot water cylinder. Further built in storage cupboard. Wall mounted electric heater. Doors to:

### Lounge

18' x 9'12

Electric night storage heater. Sealed unit double glazed window to front with partial Sea views. Archway leading to:



## Kitchen

7'6 x 7'5

Fitted with a range of matching fronted units at both eye and floor level. Rolled edge work surfaces. Inset four ring electric hob with built in oven under. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge. Fully tiled walls. Fitted extractor fan.



## Bedroom One

14'6 max x 9'7

Built in double wardrobe. Sealed unit double glazed window to front with partial Sea views.



## Bedroom Two

12 into wardrobe x 9'8

Built in wardrobes to one wall. Wall mounted electric heater. Sealed unit double glazed window to front with partial Sea views.



### Wet Room

Suite comprises of low level WC. Vanity hand wash basin with cupboards under. Wall mounted shower unit. Tiled floor and walls. Electric heated towel rail.



### Communal Areas

Communal gardens with communal drying area. Residents parking.



### Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band B; Payable 2026/2027 £1801.748 Per Annum

Length of lease (years remaining): 91 Annual ground rent amount (£): Ground rent review period (year/month):  
Annual service charge amount (£): £1,120.00 (£280 quarterly Service charge review period (year/month):

Any Additional Property Charges: £160 approx pa into sinking fund.

Services Connected:

(Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage):  
For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

Please Note: It is up to any interested party to satisfy themselves fully of the lease details with their legal representative before entering into a contractual agreement.

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

### Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants and/or easements on the title of the property. These are common on most properties in England and Wales. These should always be looked at by your legal representative who can advise you further

### LE 0826

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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## GROUND FLOOR



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 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.  
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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents