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

Sheen's
The *Action* Agents



The Parade

Walton-on-the-Naze, CO14 8AP

Situated in the popular coastal town of Walton-on-the-Naze and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this GROUND FLOOR STUDIO FLAT. This is an ideal first time buy to get on the property ladder or as an addition to an investor's portfolio with an attractive yield. Conveniently located within walking distance of Walton's seafront and mainline railway station with direct links to London Liverpool Street. Walton's town centre is approximately a quarter of a mile away.

- One Bedroom
- En-Suite Shower Room
- Ground Floor
- Long Lease
- 9% Yield Investment
- Modernised Throughout
- Share of Freehold
- Close to Walton Seafront & Railway Station
- No Onward Chain
- Council Tax Band - A / EPC Rating - D







£75,000 Leasehold - Share of Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

Communal Hall

Stair flight to all floors. Sealed unit double glazed door accessing communal garden area. Hardwood door leading to:



Lounge/Kitchen

12' x 12'

Newly installed kitchen fitted with a range of matching high gloss fronted units. Marble effect work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain with fitted extractor hood above. Further work surface with plumbing for washing machine under. Newly installed wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Wood effect vinyl flooring. Space for fridge/freezer. Radiator. Sealed unit double glazed window to side. Door to:







Bedroom

8'9" x 8'1"

Radiator. Sealed unit double glazed window to rear. Door to:





Shower Room

Newly installed shower room suite comprising of low level WC. Vanity wash hand basin with mixer tap and high gloss storage cupboard under. Enclosed shower cubicle with wall mounted shower attachments. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to side.



Front



Outside

Communal courtyard style garden to rear.







Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold
Length of lease (years remaining): 999
Annual ground rent amount (£): 0
Ground rent review period (year/month):
Annual service charge amount (£): 2050
Service charge review period (year/month):

Council Tax Band: A - £1477.89
Any Additional Property Charges: None

Services Connected:
(Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone & Broadband): For Current Correct Information Please Visit: https://www.ofcom.org.uk/mobile-coverage-checker

Non-Standard Property Features To Note: None

JB/11.26

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.

Particular Disclaimer

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.

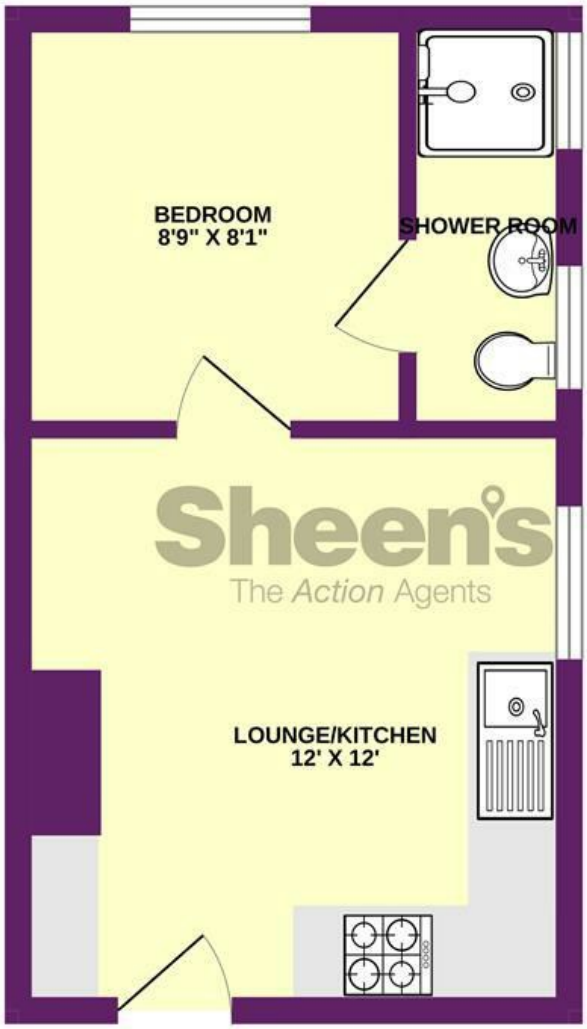
Agents Note - Restrictive Covenants on Title

The title records a right of way over the rear access road, rights granted and reserved by the lease, and lease restrictions on transfer. The July 2025 transfer contains positive and/or indemnity covenants.

Lease info

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

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.
Made with Metropix ©2025