



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

Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this modern, ONE DOUBLE BEDROOM GROUND FLOOR OVER 55'S 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.

- One Double Bedroom
- Large Lounge/Diner
- Share of Freehold
- Electric Heating
- Communal Parking
- Ground Floor Overlooking Communal Gardens
- Popular 'Naze' Area
- Over 55's
- No Onward Chain
- Council Tax Band - B / EPC Rating - D



**Price £143,950 Leasehold**

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Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

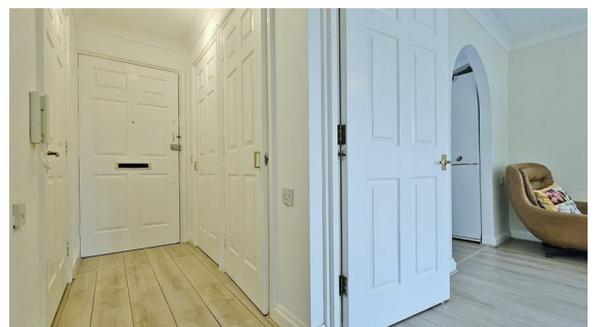
## Communal Hall

Stair flight and lift to all floors. Hardwood door leading to:



## Hallway

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Laminate flooring. Telecom system. Doors to:



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Walk in shower cubicle with fitted shower screen and wall mounted shower attachments. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.



### Bedroom

15'8" max x 9'6"

Built in wardrobes. Laminate flooring. Wall mounted electric heater. Sealed unit double glazed window to rear.



### Lounge/Diner

17'7" x 10'1"

Laminate flooring. Wall mounted electric heater. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio doors leading to communal rear garden. Open access to:



## Kitchen

7'6" x 7'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Part tiled walls. Laminate flooring. Plumbing for washing machine. Space for fridge/freezer. Sealed unit double glazed window to side.



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## Outside

Communal garden areas. Communal bin area. Communal drying line. Steps leading to communal hall entrance. Access to communal gardens via both sides.



### Alternate Outside View



### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 965

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 240 per quarter

Service charge review period (year/month): Annually

Council Tax Band: B

Any Additional Property Charges: £160 annually towards sinking fund.

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

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## JD 0824

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).

## 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.



GROUND FLOOR



ELIZABETH COURT

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

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**Sheen's**  
The Action Agents