



Woodberry Way Walton-on-the-Naze, CO14 8DD

****GUIDE PRICE £180,000 - £190,000 ****

Being offered with NO ONWARD CHAIN and located in a private development in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM SPLIT LEVEL APARTMENT. The property is perfectly positioned within 50 metres of the seafront and boasts sizeable accommodation throughout. Conveniently located on the fringes of Walton's town centre and within yards of the mainline railway station, it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- No Onward Chain
- Split Level Flat
- Well Presented Throughout
- Seafront Location
- Close to Shops & Amenities
- Walking Distance to Walton's Mainline Railway Station
- Security Allocated Parking
- EPC Rating - TBC
- Council Tax Band - B



Guide Price £180,000 Leasehold

The accommodation comprises approximate room sizes:

Hardwood entrance door leading to:

Entrance Hall

Radiator. Stair-flight to all floors. Doors to:-



Lounge

16" x 9'6"

Radiator. Large sealed unit single glazed window to rear.



Kitchen

7'10" x 6'5"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Tiled splash back. Stone effect laminate flooring. Spotlights. Sealed unit single glazed window to front.



Bedroom One

15'11" x 12'10"

Mezzanine style bedroom. Velux window.



Ground Floor - Hallway

Radiator. Two built in storage cupboards. Stair-flight to all floors. Doors to:-

Bedroom Two

15'4" x 8'12"

Radiator. Sealed unit double glazed patio doors to front.



Bathroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Spotlights. Extractor fan. Tiled walls and tiled flooring.



Communal Areas

Landscaped well manicured communal gardens. Hard standing off street parking with security barrier.



Outside - Front



Material Information - Leasehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2025/2026 £1724.21 Per Annum

Length of lease (years remaining): 99 years Annual service charge amount (£): £3,400 including ground rent

Any Additional Property Charges: n/a

Services Connected:

(Gas): Yes (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: N/A

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.

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.

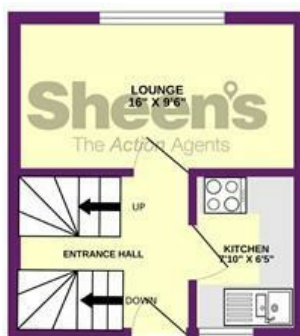
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

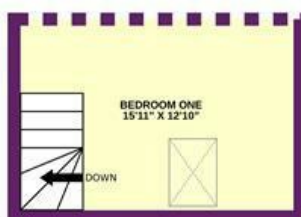
GROUND FLOOR



1ST FLOOR



2ND 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

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Sheen's
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