



## Old Hall Lane Walton-on-the-naze, CO14 8LJ

\*\*\* SHARE OF FREEHOLD\*\*\* Situated in a non-estate position in Walton-on-the-Naze offering STUNNING BACKWATER VIEWS, Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, TWO DOUBLE BEDROOM GROUND FLOOR FLAT with NO ONWARD CHAIN. The property benefits from a share of freehold, panoramic views of the backwaters and a double length garage and allocated parking to the rear of the block. Naze Court is within three hundred yards of Walton's sea front, half a mile of the town centre and three quarters of a mile of Walton's mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Ground Floor Flat
- Stunning Backwater Views
- Double Length Garage & Allocated Parking
- Two Balcony's
- Popular 'Naze' Location
- No Onward Chain
- Share of Freehold
- 991 Year Lease
- Council Tax Band - C / EPC Rating - E



**Price £240,000 Leasehold**

The accommodation comprises approximate room sizes:

Communal entrance door leading to:

### Communal Hall

Stair flight to all floors. Hardwood door leading to:

### Entrance Hall

LVT flooring. Electric night storage heater. Door to:



### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Tiled effect vinyl flooring. Extractor fan.





## Kitchen

12'6" x 9'3"

Modern kitchen fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Part tiled. LVT flooring. Sealed unit double glazed window to front.

Seller's note:

All kitchen appliances are available with the flat, not just the cooker and extractor fan.



## Lounge/Diner

26'5" x 19'5" both max

Two electric night storage heaters. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to balcony at the front. Sealed unit double glazed door leading to:



## Alternate Lounge/Diner View



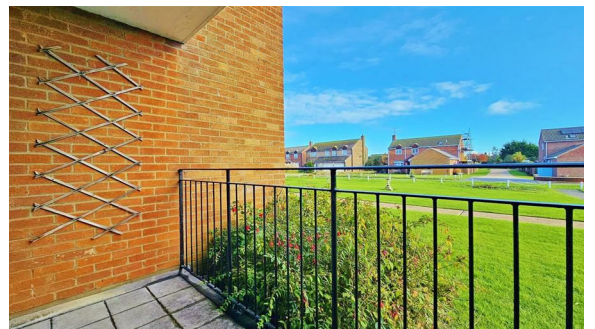
### Balcony (Rear)

Paved area with iron fencing.



### Balcony (Front)

Paved area with iron fencing.





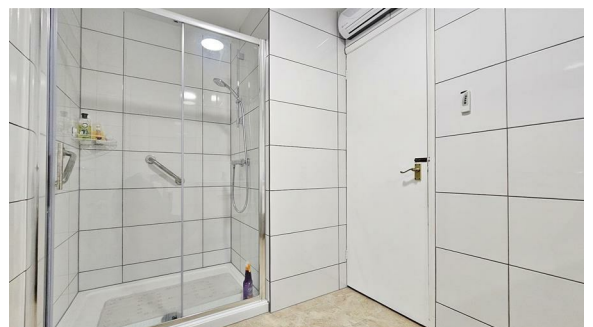
### Inner Hall

Built in airing cupboard housing hot water cylinder. Doors to:



### Shower Room

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawer under. Enclosed shower cubicle with wall mounted shower attachment and sliding door. Fully tiled walls. Tiled effect vinyl flooring. Extractor fan. Fitted wall heater.



### Bedroom One

14' into dr x 9'3"

Fitted wardrobes. Electric heater. Sealed unit double glazed window to front.



### Bedroom Two

11' x 9'3"

Fitted wardrobes. Electric heater. Sealed unit double glazed window to rear with backwater views.



### Outside

Communal gardens. Hardstanding concrete area providing off street parking for one vehicle leading to double length garage with power and light connected with electric up and over door.



### Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Length of lease (years remaining): 991 Annual ground rent amount (£): 0 Ground rent review period (year/month): N/A

Annual service charge amount (£): 1400 including service charge & buildings insurance. Service charge review period (year/month): N/A

Any Additional Property Charges: None

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: None

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.

### AML Regulations -

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 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



NAZE 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**  
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