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Sheen's
The *Action* Agents

# Walton Road
## Walton-on-the-Naze, CO14 8LR

Situated in a desirable non-estate position within the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are delighted to offer for sale this TWO-BEDROOM FIRST-FLOOR FLAT, available with NO ONWARD CHAIN.

The property benefits from communal parking and a private balcony, providing an ideal space to relax and enjoy the outdoors. Conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station, offering direct links to London Liverpool Street, the property is ideally positioned to enjoy all that this charming seaside town has to offer.

An early internal viewing is highly recommended to fully appreciate the accommodation and convenient location on offer.

- Two Double Bedrooms
- Balcony
- First Floor Flat
- Ideal Investment
- No Onward Chain
- Communal Parking
- Close to Station & Seafront
- Keys To View
- Council Tax Band - B
- EPC Rating C

## Price £140,000 Leasehold

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

## Communal Hall

Stair flight to all floors, door to rear leading to communal gardens.

## Lounge

19'1" x 12'2"

Parquet flooring. Wall mounted electric fire. Wall lights. Electric heater. Sealed unit double glazed windows to front. Sealed unit double glazed door to:

## Balcony

## Kitchen

11'7" x 10"

Fitted with a range of matching wooden fronted units. Marble effect rolled edge work surfaces. Inset bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching wooden units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Built in larder cupboard. Sealed unit double glazed window to rear. Door to:

## Inner Hall

Built in cupboard. Doors to:

## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Built in storage cupboard . Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

## Bedroom One

16'7" x 11'3"

Built in wardrobe. Wall lights. Electric heater. Sealed unit double glazed window to front and side.

## Bedroom Two

11'9" x 11'7"

Wall light. Sealed unit double glazed window to rear

## Outside

Communal garden areas laid to lawn and an array of flowers, trees shrubs and bushes. Communal parking. Communal bin areas.

## Material Information - Leasehold Property

Tenure:
Council Tax: Tendring District Council; Council Tax Band; B Payable 2026/2027 £1801.78 Per Annum

Length of lease (years remaining): 938 Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): Service charge review period (year/month):
The owner has informed us that the charges are £329 per quarter (£1292pa) this includes ground rent, service charge and insurance.

Any Additional Property Charges:

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:

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.

## JB1026

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.

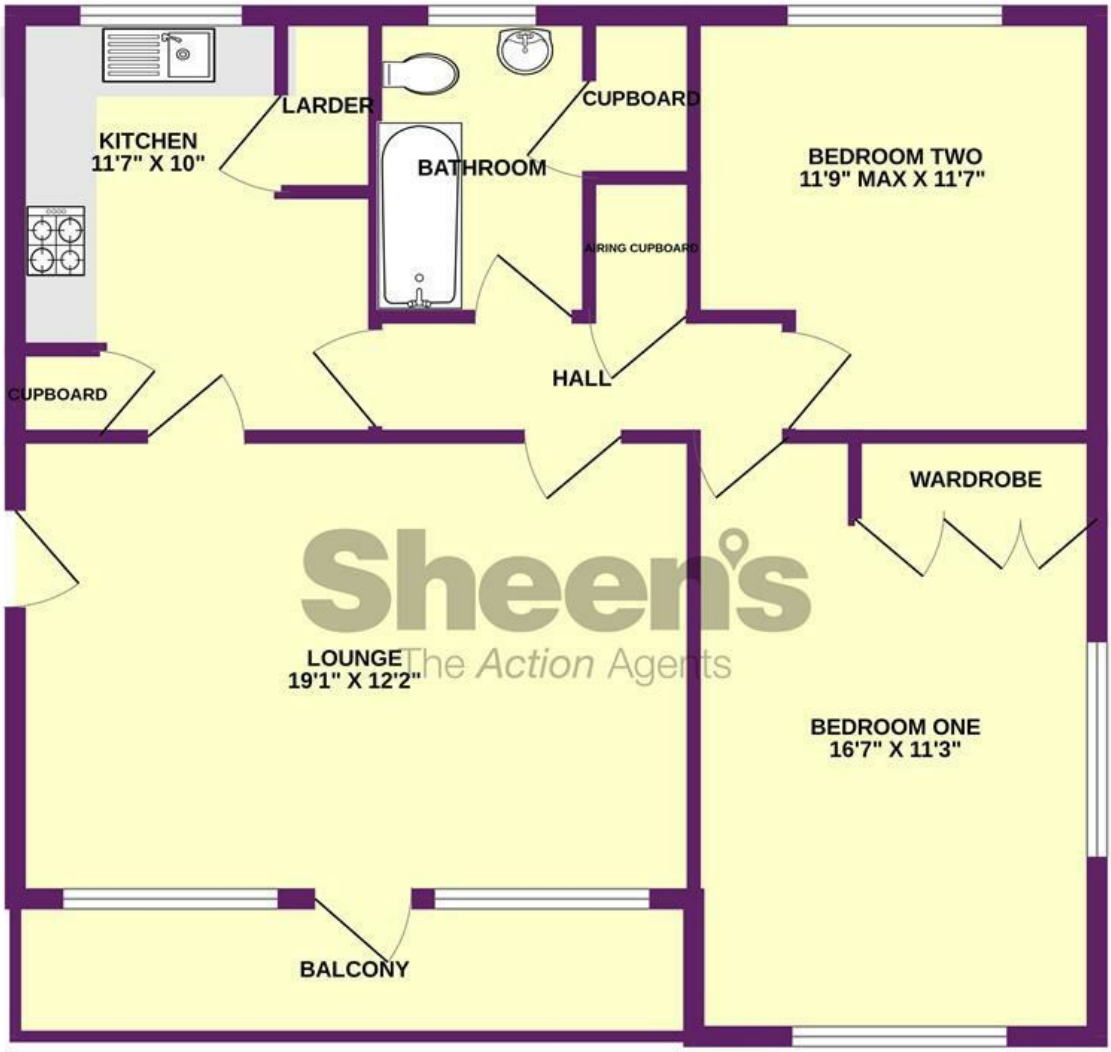
## Particular Disclaimer

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 property is subject to rights, reservations, and covenants contained within the registered Lease dated 28 August 2002. We recommend that all prospective buyers review the official Register of Title and the accompanying Lease with their legal representative to satisfy themselves as to the full extent of these entries

FIRST FLOOR

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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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