



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

Situated in a NON-ESTATE position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this well presented, spacious, NO ONWARD CHAIN, TWO DOUBLE BEDROOM GROUND FLOOR FLAT. The property benefits from a garage in a block, communal parking and great outdoor space. The property is also conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street and an early viewing is highly recommended to avoid disappointment.

- Two Double Bedrooms
- No Onward Chain
- Ground Floor Flat
- Garage In Block & Communal Parking
- Ideal Investment
- Gas Central Heating
- Non-Estate Position
- Close to Station & Seafront
- Council Tax Band - B
- EPC Rating - C

**Price £165,000 Leasehold**



The accommodation comprises approximate room sizes:

### Communal Hall

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

### Lobby

Obscured sealed unit single glazed door to kitchen. Obscured sealed unit single glazed door leading to:-



### Lounge/Diner

19'1" x 12'1"

Fire surround with electric fire. Two radiators. Large sealed unit double glazed window to front. Obscured sealed unit single glazed door to hallway.



## Kitchen

11'8" x 10"

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset stainless steel sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further range of matching units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Two built in storage cupboards with one housing combination boiler providing hot water and heating throughout. Wood effect laminate flooring. Electric storage heater. Sealed unit double glazed window to rear aspect. Door to:-



## Hallway

Built in airing cupboard with radiator inside. Doors to:-



## Bedroom One

16'6" x 11'4"

Fitted wardrobes. Radiator. Sealed unit double glazed windows to front and side aspect.



## Bedroom Two

11'11" x 11'9"

Radiator. Sealed unit double glazed window to rear aspect.



## Shower Room

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted walk-in shower cubicle with wall mounted shower attachment. Built in storage cupboard. Heated towel rail. Part tiled walls. Laminate flooring. Obscured sealed unit double glazed window to rear.



## Outside - Front

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



## Outside - Rear

Garage in block. Communal parking. Communal bin areas.



### 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): 939 Years Annual ground rent amount (£): £323.00 per quarter including service charge & building insurance. Ground rent review period (year/month): N/A Annual service charge amount (£): N/A Service charge review period (year/month): N/A

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.

### DH/11.25

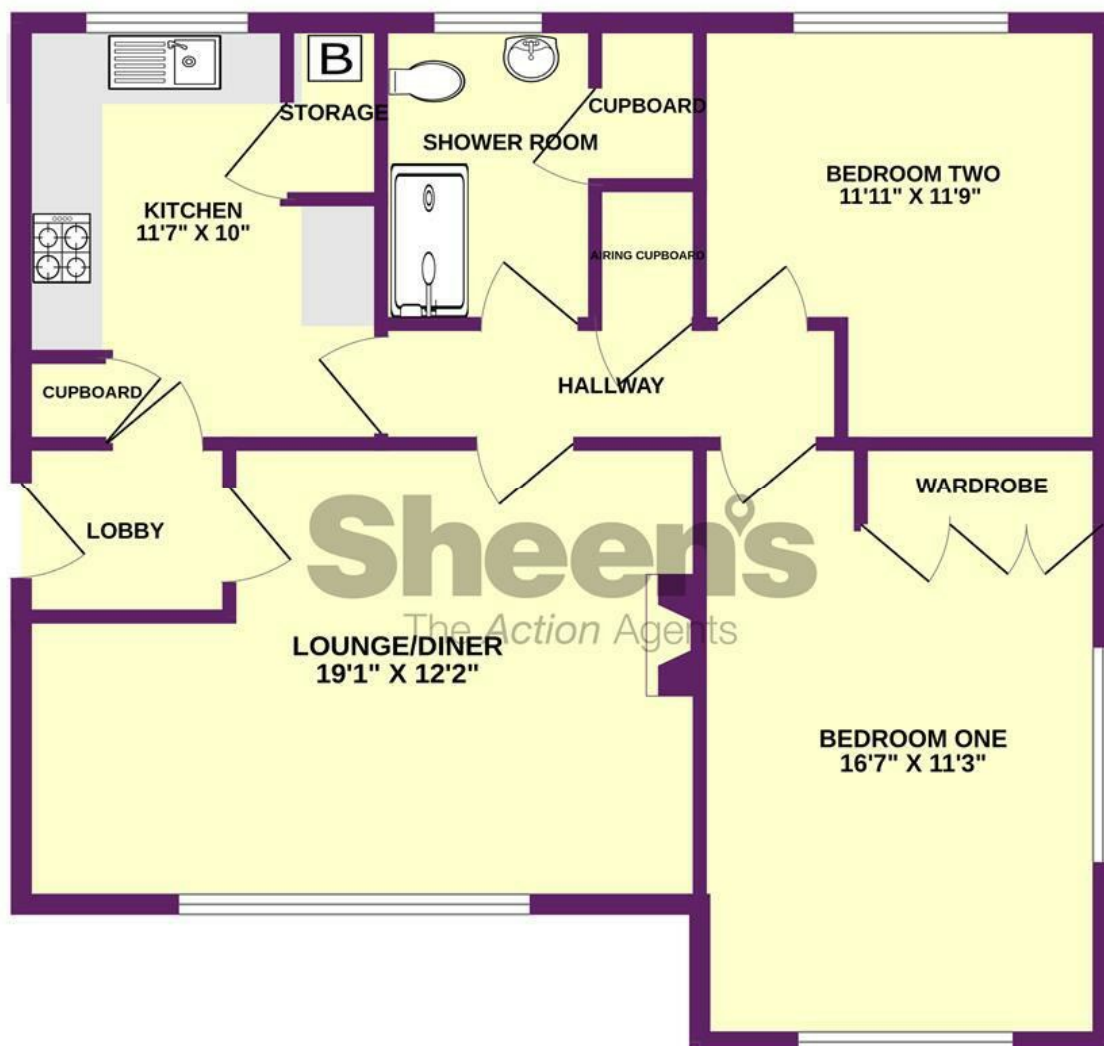
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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



321 WALTON ROAD

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