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Sheen's
The *Action* Agents



The Parade

Walton On The Naze, CO14 8EX

Offered with no onward chain, this two bedroom ground floor flat enjoys sea views from the lounge and benefits from a garage and an allocated parking space, accessed via a gated driveway. The accommodation comprises an entrance hallway, a lounge/diner with a bay window framing the sea views, and a separate kitchen. The main bedroom features a bay window and an en-suite, while a second bedroom and separate bathroom complete the layout. Combining sea views with the convenience of ground floor accommodation, garaging and allocated parking, this flat offers an appealing opportunity for those seeking a coastal home.

- Ground Floor Flat
- Two Bedrooms
- 18" x 14'6" Lounge/Diner
- Sea Views
- No Onward Chain
- Ensuite
- Garage
- Allocated Parking Space
- EPC Rating - B
- Council Tax Band - C







Price £170,000 Leasehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Street View







Outside Front

Garage in block. Allocated parking space. Communal entrance door with security entry system leading to communal hallway.





Hallway

Double glazed windo to front. Storage cupboard. Radiator. Doors leading to;

Lounge/Diner

Double glazed bay window with views to seafront. Double glazed window to front. Storage cupboard. Door leading to kitchen.





Lounge View



Kitchen

Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Fitted with range of matching units at both eye and floor level. Plumbing for washing machine. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Double glazed window to rear. Radiator





Bedroom One

Double glazed bay window to rear. Radiator. Built in wardrobes. Door leading to;



Ensuite

Enclosed shower cubical with wall mounted shower attachment. Low level WC. Pedestal wash hand basin. Double glazed window to rear.



Bedroom Two

Double glazed window to rear. Radiator. Built in wardrobes.



Bathroom

Fitted with white suite, comprises a paneled bath, with a chrome effect shower attachment . Matching pedestal wash hand basin. Low level WC. Chrome effect towel rail. Extractor fan.



Seafront View



Material Information - Leasehold Property

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

Length of lease (years remaining): 108 Annual ground rent amount (£): Ground rent review period (year/month): Annual service charge amount (£): 3,461.62 Service charge review period (year/month):

Any Additional Property Charges:

Services Connected:
(Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Msins (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.

Agents Note - Restrictive Covenants on Title

The property benefits from and is subject to leasehold rights and easements, restrictions on sale or letting, a historic covenant restricting building without consent where applicable, and a conveyancer's identity certification requirement on disposal.

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.

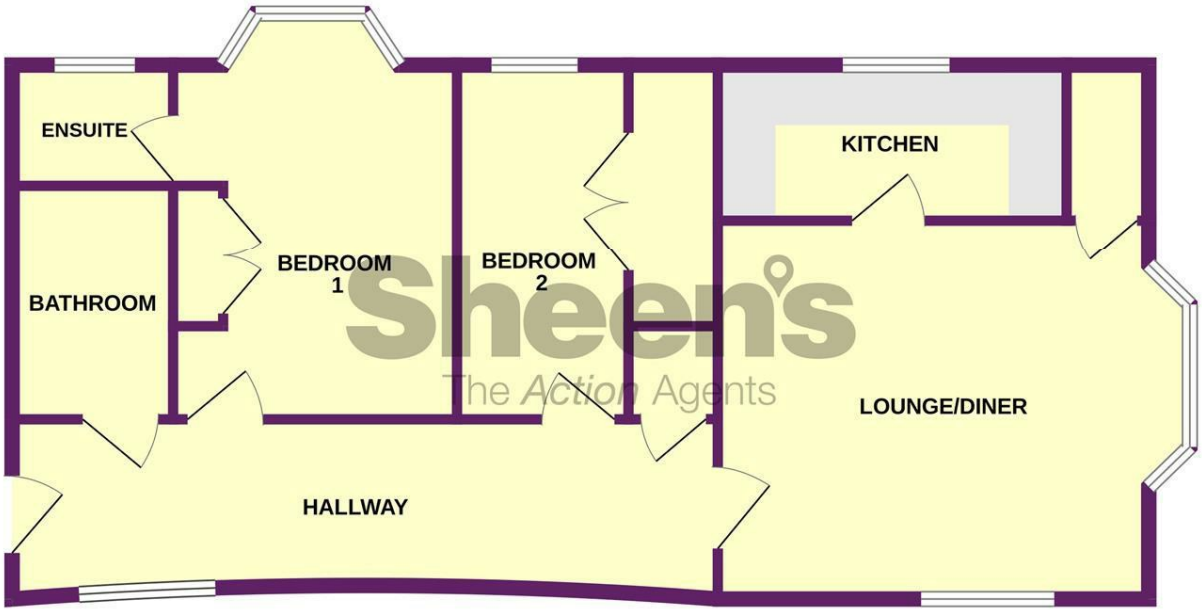
Particular Disclaimer -

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

GROUND 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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