



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

Situated in a non-estate position in Walton-on-the-Naze, Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The property benefits from a share of freehold, panoramic views of the seafront and backwaters and 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
- First Floor
- Stunning, Backwater & Distant Sea Views
- Large Garage & Allocated Parking
- Two Balcony's
- Potential for Third Bedroom
- Share of Freehold
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D

Price £225,000 Leasehold - Share of Freehold

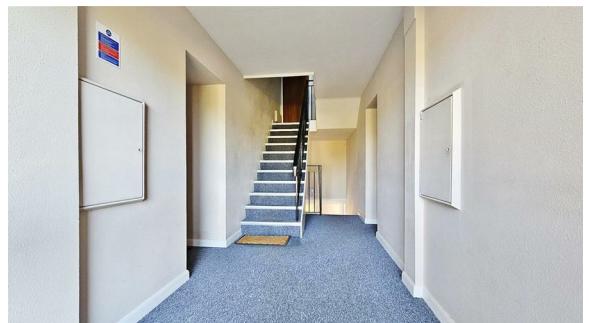


Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

### **Communal Hall**

Stair flight to all floors. Hardwood door leading to:



### **Entrance Hall**

Doors to:



### **Cloakroom**

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. Vinyl flooring. Extractor fan.



## **Kitchen**

12'7" x 9'4"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset ceramic one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Space for microwave, fridge and freezer. Plumbing for washing machine. Corner shelving units. Fully tiled walls. Tiled flooring. Wall mounted electric heater. Sealed unit double glazed window to front with distant sea views.



### Lounge/Diner

25'10" x 19'7" both max

Two wall mounted electric heaters. Sealed unit double glazed window to rear with backwater views. Sealed unit double glazed sliding patio door leading to:



Alternate Lounge/Diner View



Balcony - Rear

Paved flooring and iron balustrades with stunning views of the backwaters.



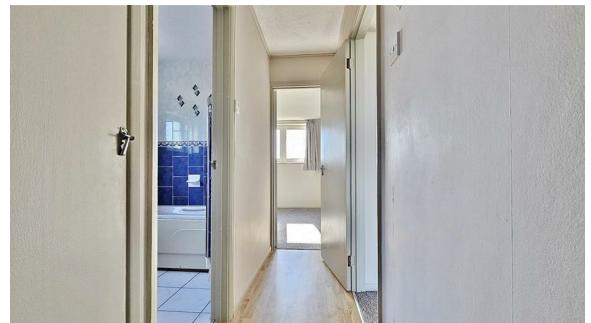
### Balcony - Front

Paved flooring and iron balustrades with distant sea views.



### Inner Hall

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



### Bathroom

Four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted electric heated towel rail. Obscured sealed unit double glazed window to side.



### **Bedroom One**

14'1" x 9'4"

Range of fitted wardrobes and drawers. Wall mounted electric heater. Sealed unit double glazed window to front with distant sea views.



### **Bedroom Two**

10'10" x 9'4"

Wall mounted electric heater. Sealed unit double glazed window to rear with stunning backwater views.



## Outside

Double length garage with up and over door and allocated parking space directly in front. Communal gardens. Communal bin area. Visitors parking bays.



## Material Information - Leasehold Property

Tenure: Leasehold - Share of freehold

Length of lease (years remaining): 992 (to be confirmed)

Annual ground rent amount (£): 0

Ground rent review period (year/month):

Annual service charge amount (£): 1400 (to be confirmed)

Service charge review period (year/month):

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

## Anti-Money Laundering

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER)

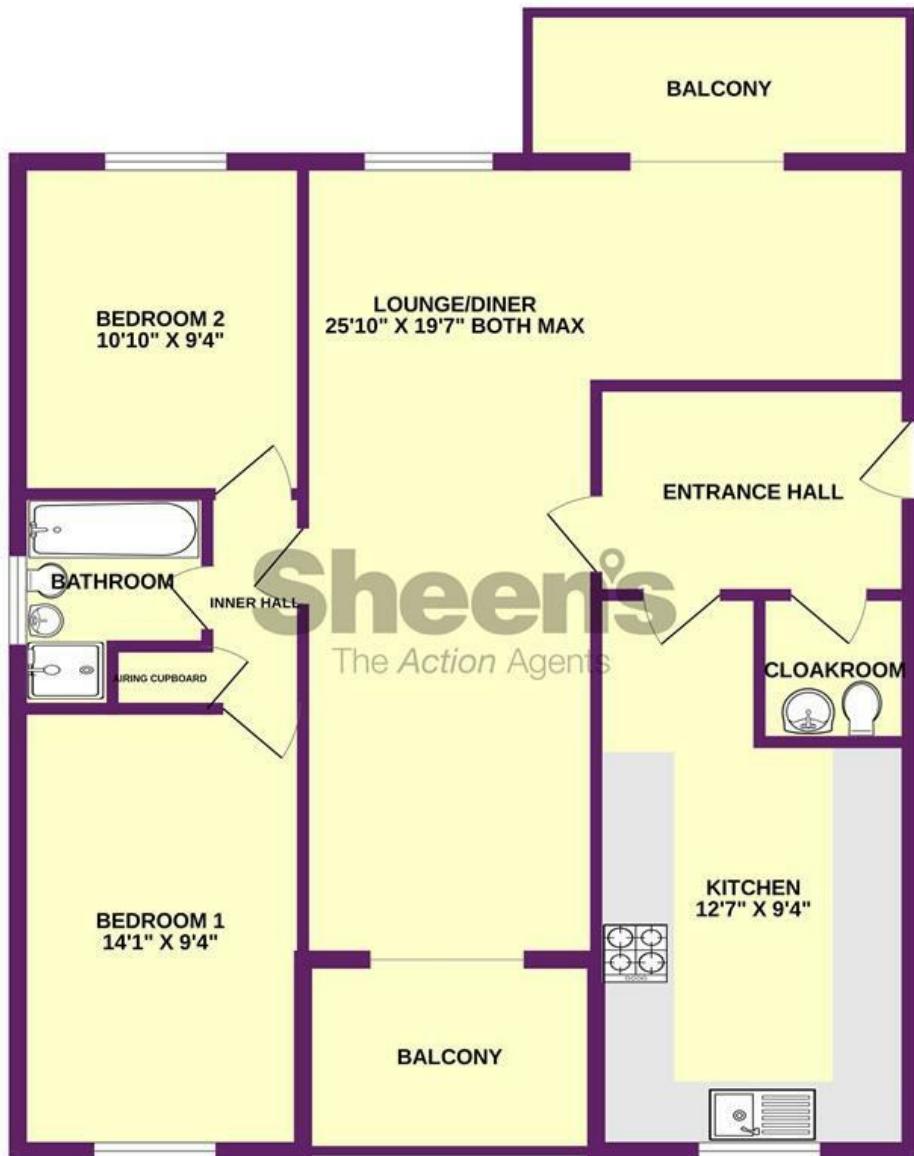
REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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).

## Disclaimer - wide angle lens etc.

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



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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The Action Agents