



## Spendells Close Walton On The Naze, CO14 8JQ

Located in a cul-de-sac position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents are pleased to offer for sale this well presented NO ONWARD CHAIN, THREE BEDROOM SPLIT LEVEL THIRD FLOOR FLAT. The property benefits from 'DISTANT FARMLAND VIEWS' and is conveniently situated approximately 300 yards from Walton's Seafront and within one mile of the town centre and mainline railway station with direct links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Third Floor Flat
- No Onward Chain
- Distant Sea & Backwater Views
- Balcony
- Ideal Buy to Let Investment
- Fully Double Glazed
- Communal Parking
- EPC Rating - D
- Council Tax Band - A

**Price £145,000 Leasehold**



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## Spendells Close, Walton On The Naze, CO14 8JQ

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The accommodation comprises approximate room sizes:

Communal entrance door leading to:-

### Communal Hallway

Stairs to all floors. Security intercom system. Hardwood door leading to:-

### Entrance Hall

Stairs to first floor landing. Telecom system. Radiator. Doors to:-



### Kitchen

11'6" x 7'1"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring gas hob. Built in eye level electric oven. Further selection of matching fronted units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for automatic washing machine. Part tiled walls. Space for fridge/freezer. Built in storage cupboard. Sealed unit double glazed window to side offering backwater views.





### Lounge

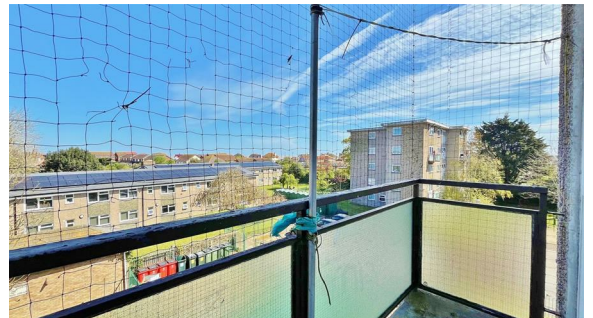
14'5" x 13'1"

Radiator. Sealed unit double glazed window to side and rear.  
Sealed unit double glazed door to rear leading to:-



### Balcony

Partial sea views.



### Landing

Doors to:-



### Master Bedroom

13'10" x 10'6"

Built in storage cupboard. Radiator. Two sealed unit double glazed windows to rear offering partial sea views.



### Bedroom Two

14'1" x 7'5"

Two built in wardrobes. Radiator. Two sealed unit double glazed windows to rear offering partial sea views.



### Bedroom Three

10" x 8'10"

Built in wardrobe. Radiator. Sealed unit double glazed window to side offering backwater views.



### Bathroom

Suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Built in storage cupboard. Obscured sealed unit double glazed window to side.



### Outside

Pathway leading to communal entrance door. Communal gardens. Bin area. Communal parking. Storage shed.



### Material Information - Leasehold Property

Tenure: Leasehold

Council Tax: Tendring District Council; Council Tax Band A ; Payable 2026/2027 £1544.39 Per Annum

Length of lease (years remaining): 94 Years Annual ground rent amount (£):10 Ground rent review period (year/month): N/A Annual service charge amount (£): £401.02 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/04.26

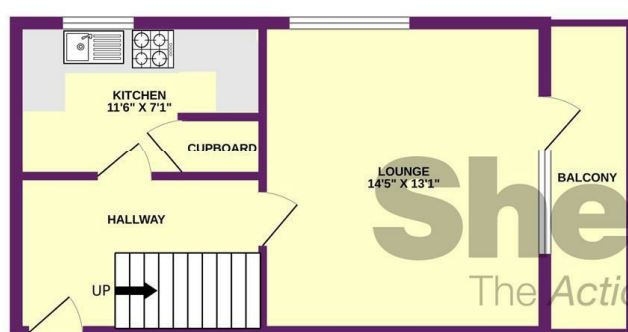
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

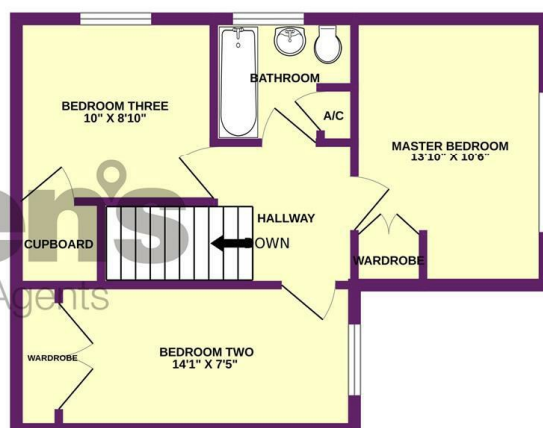
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



FIRST FLOOR



SECOND 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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**Sheen's**  
The Action Agents

