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Sheen's
The *Action* Agents



Kings Reach, Standley Road
Walton-on-the-Naze, CO14 8PG

Offered with no onward chain, this two-bedroom second-floor flat enjoys partial sea views and a convenient location close to local amenities and the seafront. The accommodation comprises an entrance hallway, lounge/diner with a bay window, kitchen, two bedrooms and a bathroom, together with useful storage. An allocated parking space and a lift within the block add to the property's appeal. Combining a coastal setting with everyday convenience, this flat offers an excellent opportunity for buyers seeking a home close to the sea. Viewing is recommended to appreciate the layout and location.

- Second Floor Flat
- Two Bedrooms
- 16'4 x 12'4 Lounge Diner
- Partial Sea Views
- No Onward Chain
- Allocated Parking
- 88 Years Remaining on Lease
- Lift In Block
- Amenities Nearby
- Council Tax Band - A







Price £150,000 Leasehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Hallway

Storage cupboard. Electric heater. Doors leading to;

Lounge/Diner

16'4 x 12'4

Double glazed bay window with views to front and side. Electric heater.





Lounge Views





Kitchen

9'9 x 6'5

Roll top edge worktop with sink and drainer unit. Four ring electric hob and oven with extractor hood over. Selection of matching units at eye and floor level. Double glazed window to side.



Bedroom One

12'3 x 9'2

Double glazed window to front. Electric heater. Access to;



Storage Area

6'1 x 4'10



Bedroom Two

8'10 x 8'5

Double glazed window to front. Electric heater.



Bathroom

7'6 x 5'8

Panelled bath with shower overhead. Sink basin. Low level W/C. Tiled walls. Extractor Fan.



Outside Front

Allocated car parking space. Bin storage. Washing area.







Seafront





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): 88 Annual ground rent & service charge amount (£): 1200 approx

Any Additional Property Charges:

Services Connected:
(Gas): No (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.

Agents Note - Restrictive Covenants on Title

Subject to lease rights and restrictions on transfers, and historic covenants controlling building lines, minimum building values, shops, theatres/music halls and approval of building plans. Full details of easements and lease restrictions require review of the lease.

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.

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.

Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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