



## Princes Esplanade Walton On The Naze, CO14 8QD

**\*\* STUNNING SEA VIEWS \*\*** Situated in the sought after coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented **TWO BEDROOM SECOND FLOOR FLAT**. The property is situated directly on Walton's Seafront offering panoramic sea views and is conveniently located within quarter of a mile of the town centre and the mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Second Floor
- Share of Freehold
- Stunning Sea Views
- Juliet Balcony
- Life Access to All Floors
- Communal Parking
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C



**Price £215,000 Leasehold**

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Accommodation comprises with approximate room sizes:-

Communal entrance door to:-

### Communal Hall

Entry telecom system. Lift access to all floors. Stair flight to all floors. Hardwood door leading to:-



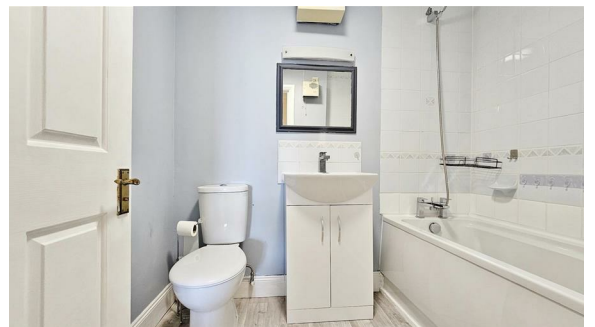
### Hallway

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Telecom system. Electric night storage heater. Doors to:



### Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan.



### Bedroom Two

12'11" into dr x 12'5"

Electric night storage heater. Sealed unit double glazed window to front with stunning sea views.





## Bedroom One

13'9" x 10'

Electric night storage heater. Sealed unit double glazed windows to side and front aspect offering stunning sea views.



### Kitchen

9'10" x 6'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Tiled effect vinyl flooring. Sealed unit double glazed window to side offering stunning sea views.



### Lounge/Diner

17'5" max x 11'10"

Wall lights. Electric night storage heater. Sealed unit double glazed sliding patio door leading to Juliet balcony with stunning sea views.



## Outside

Communal Gardens. Allocated parking to the rear entrance of the block.



## Material Information - Leasehold Property

Tenure: Leasehold - Share of Freehold

Length of lease (years remaining): 90

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 1500

Service charge review period (year/month):

Council Tax Band: B -£1724.21

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

## JD/09.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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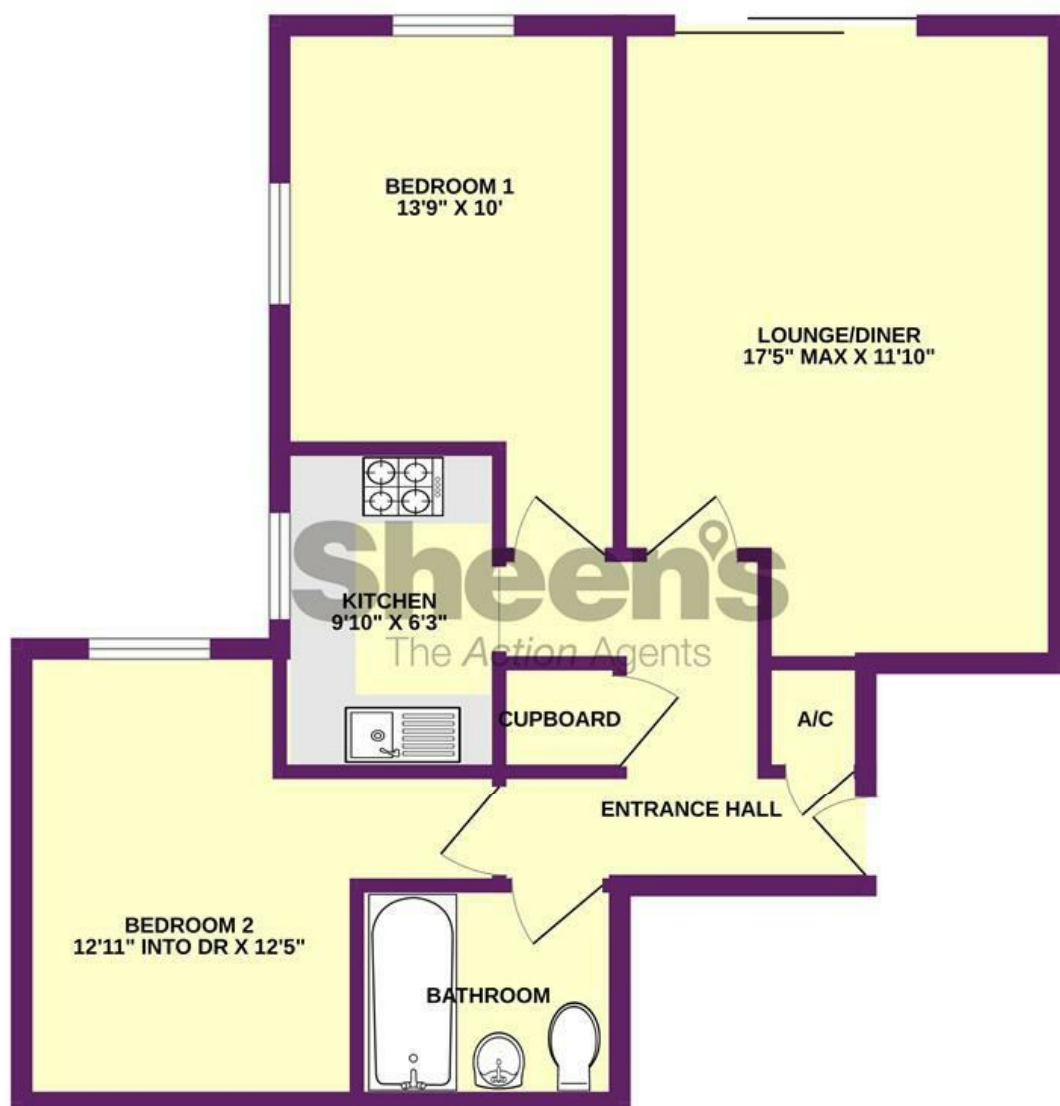
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

It is up to any interested party to satisfy themselves of all the relevant Lease details with their legal representatives before incurring any expenditure.





## 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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**Sheen's**  
The Action Agents