



Elizabeth Court, Louise Close Walton-on-the-Naze, CO14 8LH

Retire by the Coast! Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this modern, ONE DOUBLE BEDROOM GROUND FLOOR OVER 55'S APARTMENT. The property is conveniently located within a stones throw of the seafront and within one mile of Walton's town centre and mainline railway station. Frinton-on-sea is located approximately three and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended.

- One Double Bedroom
- 17'6 Spacious Lounge/Diner
- Ground Floor Overlooking Communal Gardens
- Communal Parking
- Immaculate Throughout
- Over 55's
- Share of Freehold
- Sea Front just over 100 metres away.
- Popular 'Naze' Area
- EPC Rating C & Council Tax B



Price £158,000 Leasehold

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Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

Communal Hall

Stair flight and lift to all floors. Hardwood door leading to:



Hallway

Wood effect laminate flooring. Two storage cupboards. Doors to:-



Lounge/Diner

17'6" x 10'10"

Wall mounted electric heater. Sealed unit double glazed sliding patio doors leading to communal rear garden. Open access to:



Kitchen

7'5" x 7'5"

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 electric oven under and extractor hood above. Part tiled walls. Laminate flooring. Plumbing for washing machine. Space for fridge/freezer.



Bedroom

15'7" x 9'5"

Wall mounted electric heater. Fitted wardrobes. Sealed unit double glazed window to front.



View From Bedroom



Shower Room

White suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Walk in shower cubicle with fitted shower screen and wall mounted shower attachments. Part tiled walls. Extractor fan. Wall mounted heated towel rail.



Outside - Rear

Communal garden areas. Communal bin area. Communal drying line.



Outside - Front

Communal parking. Steps leading to communal hall entrance.
Access to communal gardens via both sides.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 91

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 200 per quarter

Service charge review period (year/month): Annually

Council Tax Band: B

Any Additional Property Charges: £160 annually towards sinking fund.

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: Over 55's

JE 0826

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.

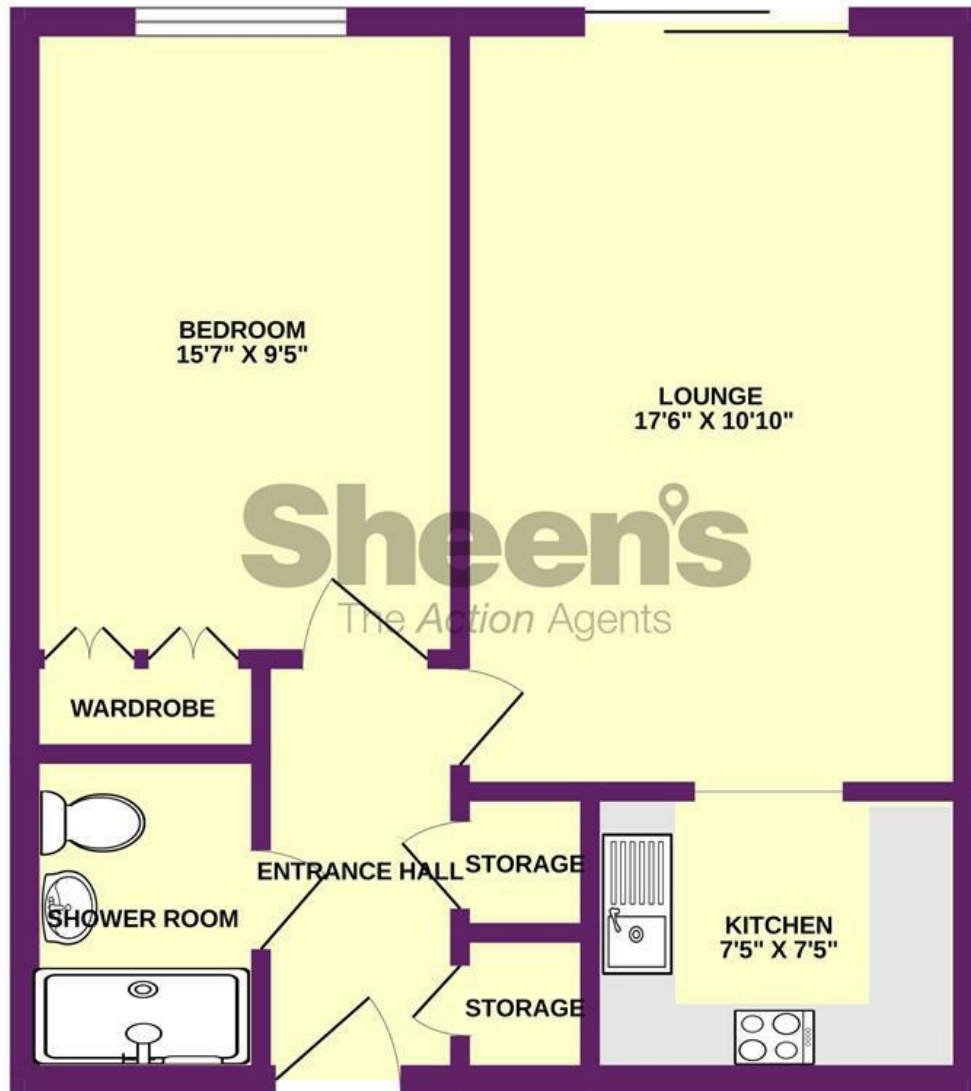
Particular Disclaimer

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.

WALTON SEA FRONT



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