



## Walton Road Walton On The Naze, CO14 8LT

Situated in a non-estate position in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM FIRST FLOOR MAISONNETTE. The property is being offered with NO ONWARD CHAIN and is conveniently located within a quarter of a mile of Walton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- First Floor
- Garage In Block
- Modern Shower Room
- Private Rear Garden
- Share of Freehold
- Ideal Investment
- No Onward Chain
- Council Tax Band - B / EPC Rating - D



**Price £160,000 Leasehold**



Accommodation comprises with approximate room sizes:-

Obscured hardwood door leading to:

### Hall

Obscured window to side. Stair flight leading to:



### Landing

Built in storage cupboards. Loft access. Radiator. Doors to:



### Kitchen

14' x 7'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half bowl sink and drainer unit. Cooker to remain. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Part tiled walls. Wood effect vinyl flooring. Radiator. Obscured window to side. Sealed unit double glazed window to front.



## Lounge

12'5" x 12'4"

Radiator. Windows to side. Sealed unit double glazed window to rear.



## Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap. Fitted shower cubicle with sliding door and wall mounted shower attachment and rainfall shower head. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



## Bedroom One

12'7" x 10'11"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



## Bedroom Two

10'5" x 7'5"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



### Outside - Rear

South Facing private garden laid to lawn. Beds stocked with an array of shrubs and trees.



### Outside - Front

Garage in clock with an up and over door.



### Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 897

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 213

Service charge review period (year/month):

Council Tax Band: B

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

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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.

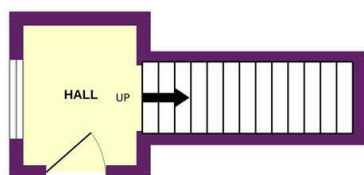
**Disclaimer - wide angle lens etc.**

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



1ST 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**  
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