



## Woodberry Way Walton-on-the-Naze, CO14 8DD

\*\*\* GUIDE PRICE £165,000 - £170,000 \*\*\*

Being offered with NO ONWARD CHAIN and located in a private development in the popular coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this TWO BEDROOM GROUND FLOOR APARTMENT. The property is perfectly positioned within 50 metres of the seafront and boasts sizable accommodation throughout with partial SEA VIEWS from the lounge/diner and kitchen. Conveniently located on the fringes of Walton's town centre and within yards of 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
- Ground Floor
- Private Development with Private Entrance Door
- Partial Sea Views
- Spacious Accommodation
- Security Allocated Parking For Two Vehicles
- 50 Metres From Seafront
- Must Be Viewed
- Council Tax Band - B
- EPC Rating C



**Price £165,000 Leasehold**



Accommodation comprises with approximate room sizes:-

Hardwood entrance door leading to:

### Hallway

Built in storage cupboard. Radiator. Doors to:

### Master Bedroom

13'6" x 12'

Radiator. Double glazed window to front.



### Bedroom Two

8'5" x 8'

Radiator. Double glazed window to front.



### Bathroom

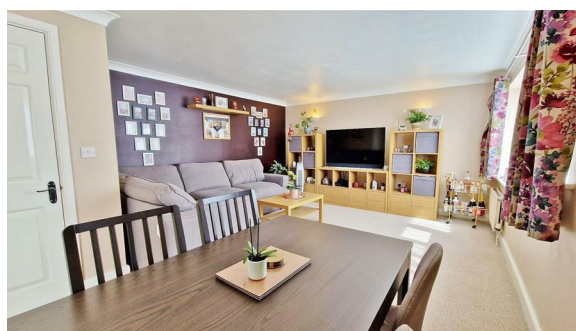
White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Radiator.



## Lounge/Diner

17'2" x 13'8"

Two radiators. Double glazed window to rear with partial sea views. Open aspect to:



## Kitchen

9'8" x 9'7"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor above. Further selection of matching units at both eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for automatic washing machine and dish washer. Space for fridge freezer. Radiator. Double glazed window to rear with partial sea views.



## Outside Front

Communal gardens well stocked and part laid to lawn. Borders stocked with flowers and shrubs. Communal refuse area. Communal parking for two vehicles. Security barrier.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 102

Annual ground rent amount (£): 400

Ground rent review period (year/month):

Annual service charge amount (£): 2400

Service charge review period (year/month):

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note

## JAF/08.24

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

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

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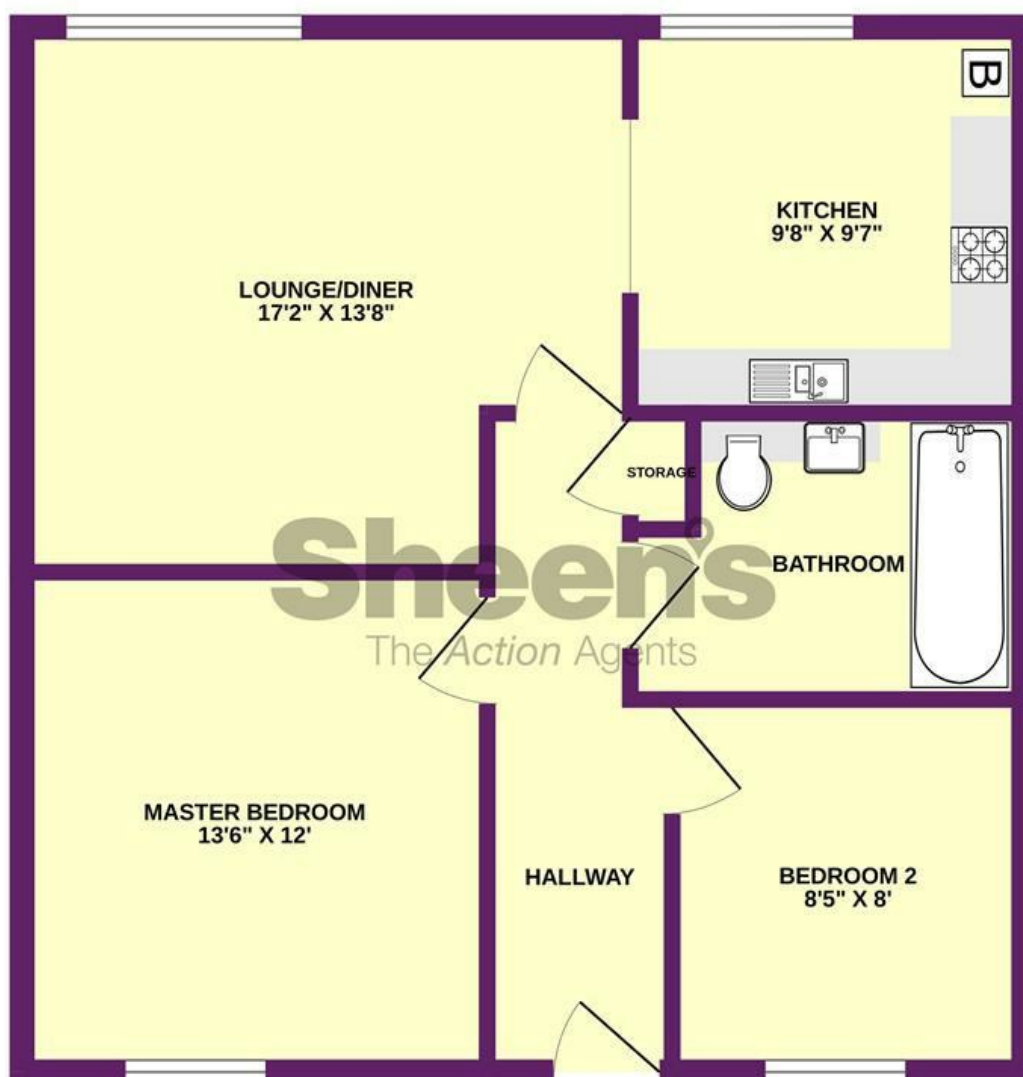
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and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





## GROUND FLOOR



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