



## Havencroft Court, North Street Walton-on-the-Naze, CO14 8PS

Being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this spacious, OVER 55'S ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property is conveniently located within five hundred metres of Walton's town centre and seafront and is within half a mile 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.

- One Double Bedroom
- Spacious Lounge/Diner
- Shower Room
- Over 55's
- Close to Shopping Amenities
- Communal Parking
- No Onward Chain
- Walton-on-the-Naze
- Council Tax Band - A
- EPC Rating - D



**Price £70,000 Leasehold**



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Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

### Communal Entrance Hall

Communal Entrance door with security entry phone system to communal hallway and lift to all floors.



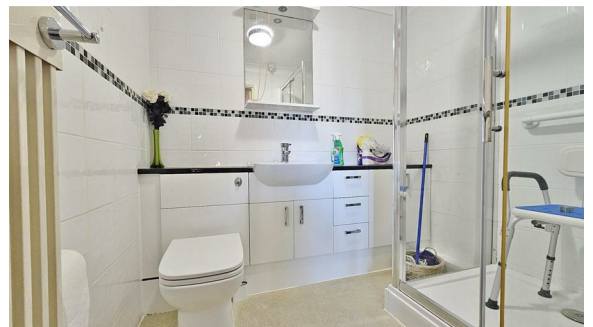
### Hallway

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



### Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards and drawers under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted electric heater with fitted towel rail.



## Bedroom

13'9" x 9'2"

Fitted wardrobes and drawers. Built in wardrobe. Sealed unit double glazed window to front.



## Lounge/Diner

20'2" x 10'

Two electric night storage heaters. Sealed unit double glazed windows to side and front aspect. Double doors leading to:



## Kitchen/Breakfast Room

12'4" x 7'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Cooker to remain. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Glass display cupboard. Part tiled walls. Laminate flooring. Sealed unit double glazed window to side.



## Outside

Communal Parking. Communal Bin Area.



## Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 57

Annual ground rent amount (£):

Ground rent review period (year/month):

Annual service charge amount (£): 4000

Service charge review period (year/month):

Council Tax Band: A

Any Additional Property Charges: None

Services Connected:

(Gas): No

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

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## JD 0225

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](http://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.





## 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