



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

** Imminent Lease Extension To 189 Years With No Ground Rent ** 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 FIRST FLOOR APARTMENT. The property is perfectly positioned within 50 metres of the seafront and boasts sizable accommodation throughout with 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 valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Beautiful Sea Views
- 16'9" max x 13'8" Lounge/Diner
- Modern Fitted Kitchen & Bathroom
- No Onward Chain
- Secure Communal Parking
- Manicured Communal Garden
- 50 Metres To Seafront
- Imminent Lease Extension To 189 Years With No Ground Rent
- EPC Rating B/ Council Tax Band - B



Price £165,000 Leasehold

Accommodation comprises with approximate room sizes:-

Communal entrance door and stair flight to all floors. First floor balcony leading to:-

Obscured hardwood entrance door leading to:-

Hallway

Built in storage cupboard. Vinyl flooring. Radiator. Security intercom system. Door to:-

Bedroom 1

13'1" x 12'

Carpeted. Radiator. Sealed unit double glazed window to front.



Bedroom 2

8'4" x 8'

Carpeted. Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.



Lounge/Diner

16'9" max x 13'8"

Carpeted. Two radiators. Sealed unit double glazed window to front with sea views. Open aspect leading to:-



Kitchen

Fitted with a range of modern white fronted units with integrated handles. Rolled edge worksurfaces. Inset one and half bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor fan above. Space for fridge/freezer, washing machine and tumble dryer. Enclosed wall mounted combination boiler providing heat and hot water throughout. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed window to side with sea views.



Outside

Landscaped well manicured communal gardens. Hard standing off street parking for one vehicle with security barrier.



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 99

Annual ground rent amount (£): 117.50

Ground rent review period (year/month):

Annual service charge amount (£): 2555

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/03.25

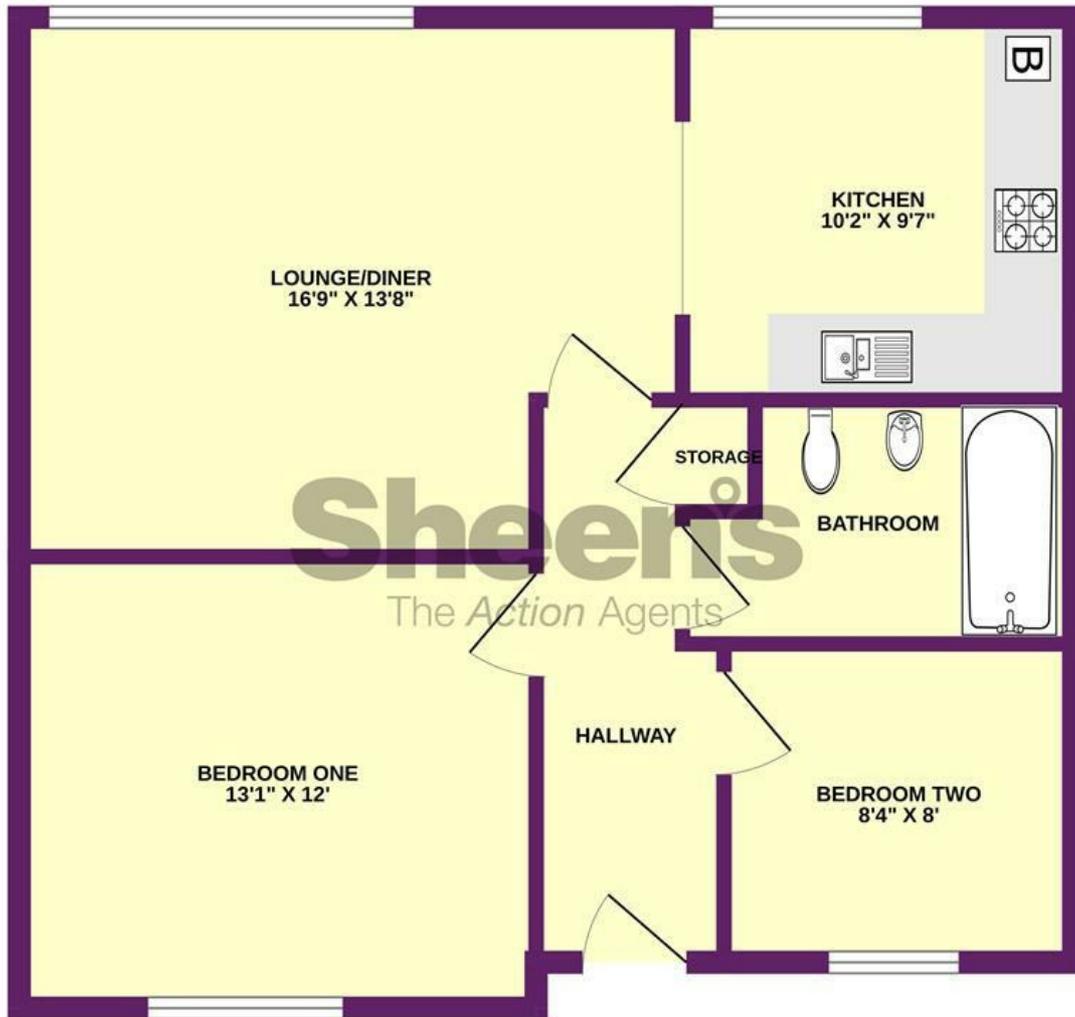
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their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

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.



FIRST 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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