



The Parade Walton On The Naze, CO14 8AS

**** NO ONWARD CHAIN**** Located on the seafront offering **STUNNING SEA VIEWS**, Sheen's Estate Agents have the pleasure in offering for sale this First Floor, **TWO DOUBLE BEDROOM FLAT**. The property benefits from beautiful views from the lounge/bedroom, underground parking, spacious accommodation throughout and a communal roof terrace with Panoramic Sea & Backwater Views. Located on the fringe of Walton' town centre, the property is perfectly positioned for an easy stroll to the shops and the mainline railway station with its links to London Liverpool Street. An early viewing is strongly advised to appreciate the accommodation and views on offer.

- Two Double Bedrooms
- Direct Sea Views
- Communal Roof Terrace
- Underground Parking
- Well Presented
- First Floor Flat
- Close to Amenities & Seafront
- No Onward Chain
- Council Tax Band - B
- EPC Rating - C



**Offers In Excess Of £210,000 Leasehold -
~~Share of Freehold~~**

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Accommodation comprises with approximate room sizes:-

Communal entrance door leading to:

Communal Hall

Stair flight to all floors. Obscured hardwood door leading to:



Hallway

Two built in storage cupboards. Built in airing cupboard housing hot water cylinder. Radiator. Featured windows into lounge. Doors to:



Kitchen

10'4" x 7'5"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Part tiled walls. Laminate flooring. Space for fridge/freezer. Plumbing for washing machine. Extractor fan. Radiator. Window to rear. Obscured window to rear. Obscured hardwood door leading to:



Rear Lobby

Stair flight to all floors and access to rear of the block. Boiler cupboard housing boiler providing heating and hot water throughout.



Lounge/Diner

17'2" x 11'3"

Radiator. Sealed unit double glazed window to front with elevated, direct sea views.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with range of wooden storage cupboards under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Partially obscured sealed unit double glazed window to rear.



Bedroom One

17'2" x 9'2"

Built in wardrobes. Radiator. Sealed unit double glazed window to front with elevated, direct sea views.



Bedroom Two

13'2" x 9'3"

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



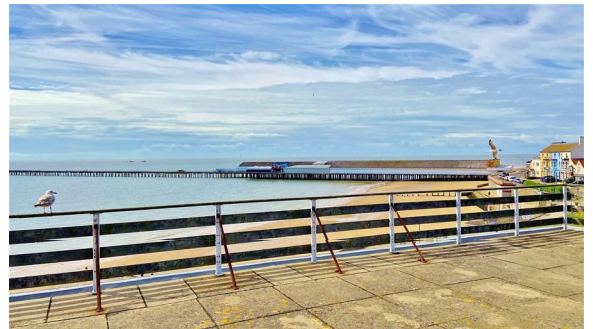
Outside

Communal garden with communal drying line, bins and access to underground parking. Underground parking has space for 1 vehicle and storage and is secured by double sliding doors leading out on to the access ramp and walton seafront.



Communal Roof Terrace

Communal area with Backwater & Sea Views



Material Information - Leasehold Property

Tenure: Leasehold

Length of lease (years remaining): 980

Annual ground rent amount (£): N/A

Ground rent review period (year/month): N/A

Annual service charge amount (£): 2000

Service charge review period (year/month): N/A

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: None

JD/07.24

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.

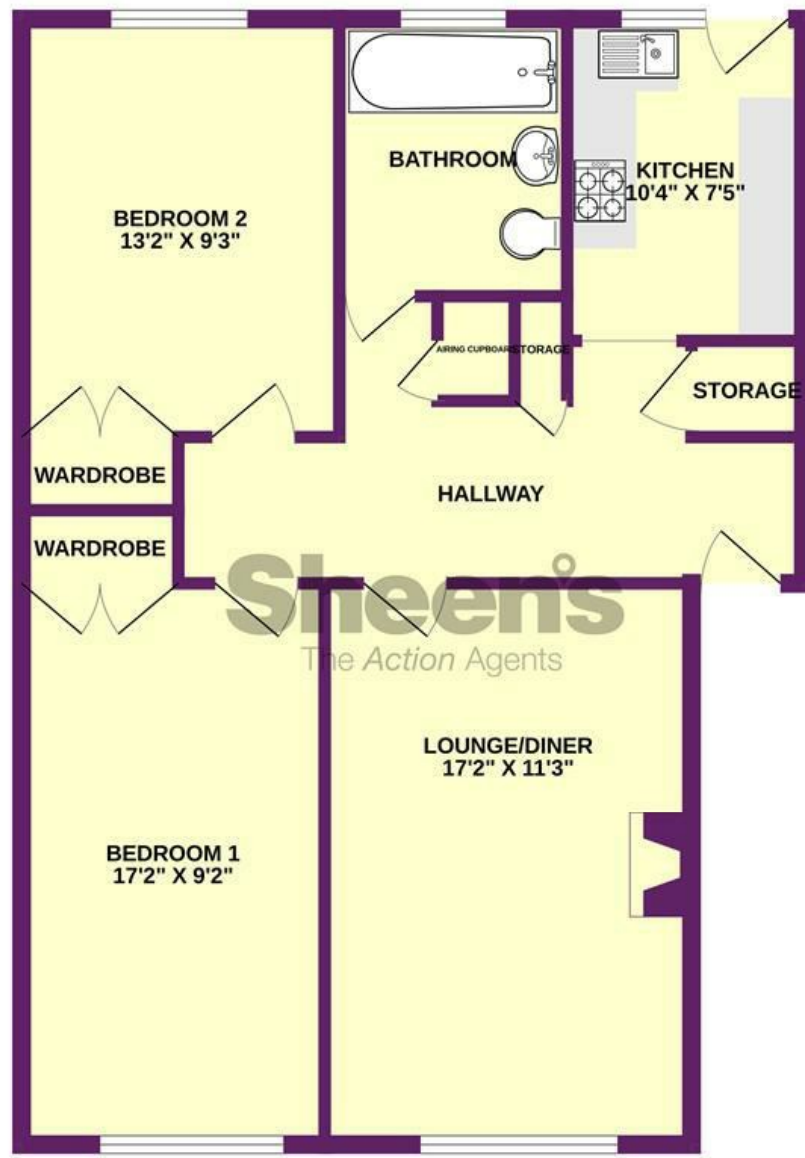
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

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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



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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