

FOR SALE

£239,995 Share of Freehold



Flat 2, Ranelagh, 46 The Parade, WALTON ON THE NAZE. CO14 8AS

- No Onward Chain
- Sea Front Location
- Two Double Bedrooms
- Courtyard Garden & Roof Terrace
- Basement Parking & Storage
- Share of Freehold
- Lease In Excess of 900 Years
- Service Charge £2000 Per Annum
- No Ground Rent
- Close To Shops, Mainline Train and Beach



PROPERTY DESCRIPTION

Situated in a prime SEA FRONT position giving PANORAMIC VIEWS, My Moving Places have the honour in offering For Sale this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT with BASEMENT PARKING and ROOF TERRACE. The property is Share Of Freehold with a Lease over 900 Years, in addition, this home is being offered with NO ONWARD CHAIN. On arrival, steps lead up to the Communal Entrance with Security Phone Entry System. Once inside the Large Entrance Squared Hall gives way to the Lounge and Master Bedroom, both Seafont Facing, Bedroom Two, Kitchen and Bathroom. Through the Kitchen is access to a Rear Communal Stairway leading down to a Rear Courtyard and up to the Roof Terrace with more Panoramic Views both to Sea and the Backwaters. From the Rear Courtyard is access to the Basement with Allocated Parking and Storage Space. The location of this home is ideal for someone wanting a Holiday Home with Walton's Mainline Railway Station and Town nearby. In our opinion a viewing is essential to fully appreciate the generous room sizes that this seafont home offers.



ROOM DESCRIPTIONS

ACCOMODATION COMPRISES

ENTRANCE

Front communal entrance door to block, large hallway, stairs to the upper floors. Door given access to apartment. Front entrance door leading to a spacious reception hall.

HALLWAY

Doors lead to all rooms including large airing cupboard plus two further storage cupboards, parquet flooring. The hall is very spacious and gives a nice feel to the property.

LOUNGE

17' 2" x 11' 4" (5.23m x 3.45m) Large front facing double glazed window directly over looking the sea. Coved ceiling, two radiators, parquet flooring.

KITCHEN

9' 5" x 7' 6" (2.87m x 2.29m) Door and window to rear hallway with direct access to the rear garden. The kitchen has a range of wall and base units, hob oven, integral fridge/freezer, space and plumbing for washing machine and dishwasher, stainless steel sink unit.

BEDROOM ONE

17' 2" x 9' 4" (5.23m x 2.84m) Double glazed window to front with sea view, built in double wardrobe, parquet flooring, radiator.

BEDROOM TWO

13' 1" x 9' 4" (3.99m x 2.84m) Double glazed window to rear, double built in wardrobe, parquet flooring, radiator.

BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) Obscure double glazed rear facing window, low level W.C. pedestal wash hand basin, bath with shower over, tiling.

EXTERIOR

GARDEN

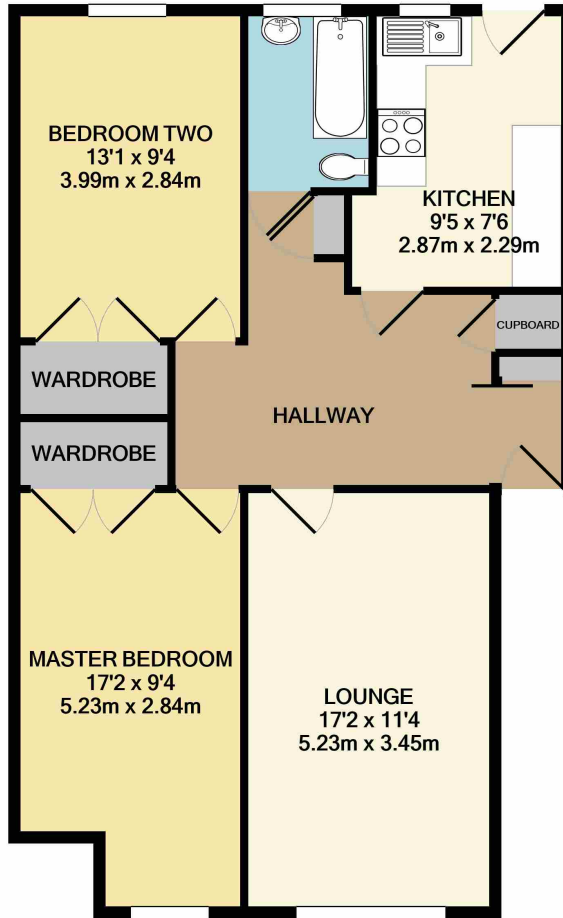
Patio garden with bin storage and side access. Door to Basement.

BASEMENT GARAGE & STORE

Large communal garage with ample space parking and storage. Side courtesy doors give access to the side access way and patio rear garden.



FLOORPLAN & EPC



RANELAGH

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Frinton-On-Sea
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
01255 852929
sales@mymovingplaces.com