

FOR SALE

£200,000 Share of Freehold



## 3 Jubilee Court, Woodberry Way, Walton on the Naze, Essex. CO14 8EL

- No Onward Chain - Keys To View
- Share Of Freehold
- Ground Floor Maisonette
- Two Double Bedrooms
- Low Maintenance
- Garage & Visitor Parking
- Communal Gardens
- Close To Beach, Town & Mainline Train Station





## PROPERTY DESCRIPTION

Located close to the Award Winning Beaches of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the honour in bringing to market this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. The property benefits from Spacious Living Accommodation, Good Storage, Gas Central Heated and Double Glazing throughout. It is well positioned being Close to Walton's Mainline Railway Station and Town with the Beach a short walk also. Internally you step into the Entrance Hall that gives way to the Kitchen, Shor Room, Two Double Bedrooms and Large Rear Facing Lounge/Diner. The property is well kept throughout and externally offers Communal Gardens, Garage and Visitor Parking. The property comes with Share Of Freehold and with 150 Years Unexpired Lease. The Service Charge is currently £700 Per Annum and No Ground Rent. In our opinion this seaside property needs to be viewed to fully appreciate the wonderful location and the generous size of the accommodation on offer.





## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

UPVC entrance door, two large storage cupboards, fitted carpet.

#### KITCHEN

11' 9" x 7' 7" (3.58m x 2.31m) Range of matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit, four ring electric hob with extractor over, electric oven below. Space for fridge/freezer, space and plumbing for washing machine, breakfast bar. Double glazed window to front aspect, wall mounted combi boiler, laminate flooring, tiled splashback, radiator.

#### SHOWER ROOM

6' 8" x 7' 7" (2.03m x 2.31m) Suite comprising low level WC, vanity wash hand basin and large walk in shower cubicle. Fully tiled walls, tiled flooring, heated towel rail, extractor.

### BEDROOM ONE

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed window to front aspect, fitted carpet, radiator.

### BEDROOM TWO

14' 0" x 11' 8" (4.27m x 3.56m) Double glazed window to rear aspect, fitted carpet, radiator.

### LOUNGE

14' 5" x 13' 11" (4.39m x 4.24m) Double glazed window to rear aspect, laminate flooring, radiator.

### EXTERNAL

#### GARDENS

Street parking available to the front of the property. Pathway leading to entrance door, remainder laid to lawn. Side driveway and gates leading to visitor parking, garage and communal garden.

#### GARAGE

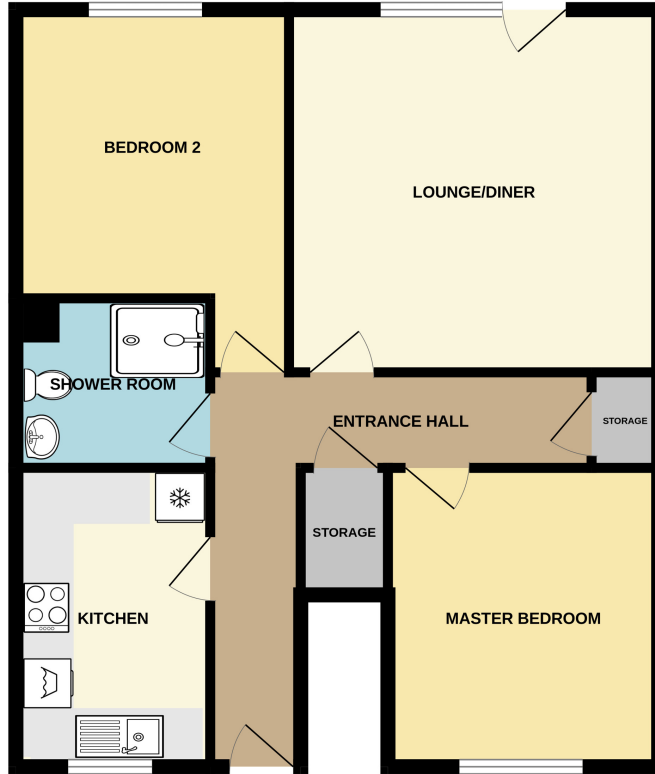
Located diagonally to the rear of the property.



# FLOORPLAN & EPC

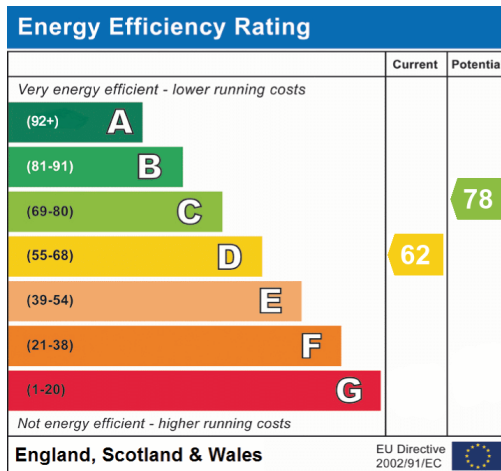


## GROUND FLOOR



JUBILEE COURT

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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