

FOR SALE

£220,000 Leasehold



## 5 Columbine Gardens, Walton on the Naze, Essex. CO14 8NW

- No Onward Chain
- Two Double Bedrooms
- Ground Floor Maisonette
- Newly Fitted Kitchen
- Modern Fitted Bathroom
- South West Facing Rear Garden
- Gas Central Heating & Double Glazed Throughout
- Quiet Location
- Lease Approximately 123 Years Remaining
- Ground Rent £150 Per Annum & Buildings Insurance £200 Per Annum





## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located on a quiet road close to both FRINTON AND WALTON, My Moving Places have the pleasure in offering For Sale this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE. Internally you step into a Central Bright Entrance Hall with a Large Storage Cupboard and giving access to all rooms. Two Double Bedrooms sit front and rear to the right side of the hall with the Lounge/Diner to the front left and the Kitchen to the rear with New Shaker Style Units. The Bathroom is also Newly fitted with a White Modern Suite. Externally there is a Generously sized South Westerly Facing Rear Garden with side access. The property has undergone many improvements undertaken by the current owner and had its Lease renewed in 2022 for 125 Years. The Ground Rent is £100 Per Annum and the current Buildings Insurance is £200 Per Annum. Any additional costs for the building are equally split with the four properties accordingly. In our opinion a viewing is essential to fully appreciate the wonderful location of this very generously proportioned home.





## ROOM DESCRIPTIONS

---

### ACCOMMODATION

#### ENTRANCE HALL

UPVC entrance door, fitted carpet, smooth and coved ceiling, radiator.

#### LOUNGE/DINER

14' 4" x 12' 2" (4.37m x 3.71m) Double glazed window to front aspect, electric fire with surround and hearth, functional chimney behind, fitted carpet, smooth and coved ceiling, radiator.

#### BEDROOM ONE

12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to front aspect, fitted carpet, smooth and coved ceiling, radiator.

#### BEDROOM TWO

10' 2" x 9' 9" (3.10m x 2.97m) Double glazed window to rear aspect, fitted carpet, smooth and coved ceiling, radiator.

#### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) Modern white suite comprising low level WC, vanity wash hand basin, panelled bath with shower attachment and glass screen. Obscure double glazed window to rear aspect, panelled walls, smooth and coved ceiling, radiator.

### KITCHEN

13' 5" x 6' 5" (4.09m x 1.96m) Modern shaker style base, drawer and matching eye level units, roll edge work surface inset stainless steel sink and drainer unit. Space for electric cooker and under counter fridge and freezer, space and plumbing for washing machine, cupboard housing wall mounted Ideal combi boiler. Double glazed window to rear aspect, UPVC door to garden, vinyl flooring, smooth and coved ceiling.

### EXTERIOR

#### REAR GARDEN

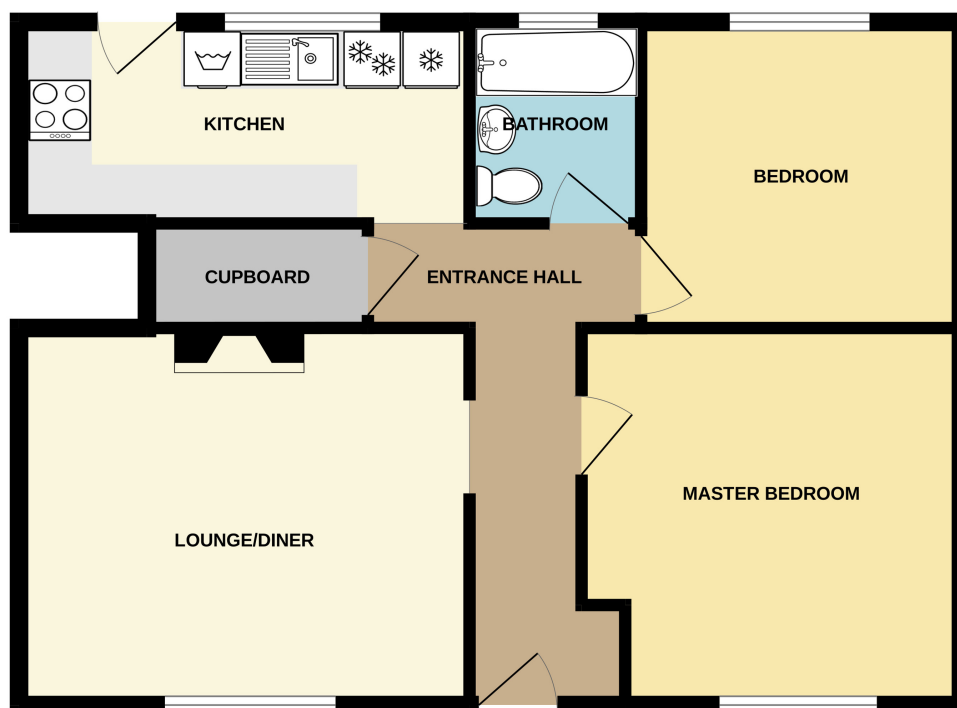
Mainly laid to lawn with mature borders. Outside tap and electric point, shed to remain. Access to front and rear via side gate.



# FLOORPLAN



GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



COLUMBINE GARDENS

TOTAL FLOOR AREA : 631 sq.ft. (58.6 sq.m.) approx.

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.  
Made with Metropix ©2024

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