

FOR SALE

£210,000 Leasehold



Flat 9, Earlswood Lodge Naze Park Road, WALTON ON THE NAZE. CO14 8JY

- No Onward Chain - Keys To View
- Two Double Bedrooms
- Fully Integrated Kitchen
- Two Balconies
- Allocated Private Parking
- Well Kept Private Gardens
- Close To The Beach & Naze Tower
- In Excess Of 900 Year Lease



PROPERTY DESCRIPTION

Located close to the Naze Tower and Hipkins Beach is this MODERN TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT being sold with No Onward Chain. The property is set in communal gardens and has Sea Views. Internally the property boasts a Wide Entrance Hall with doors to all rooms. The Open-Plan Living Space is fitted with a Fully Integrated High End Kitchen and French doors onto the Balcony with Stunning Sea Views. In addition the Two Double Bedrooms have views of the sea with the Master having a second Balcony to enjoy the view. In addition this property boasts Secure Phone Entry System, Communal Gardens and Allocated Parking. The current vendor has advised us that there is approximately 982 years remaining on the lease with ground rent £50 per annum and the last service charge £590.77 February to July. In our opinion a viewing is essential to appreciate the views and location of this well presented home.



ROOM DESCRIPTIONS

ACCOMMODATION

Entrance Hall

Wooden entrance door, laminate flooring, smooth ceiling with spot lights, radiator, secure phone entry system.

Open Plan Lounge/Diner

24' 8" x 21' 8" (7.52m x 6.60m) Double glazed French doors to Balcony with sea views, double glazed window to front, laminate flooring, smooth ceiling with spot lights, three radiators.

Kitchen Area

Range of matching high gloss base, drawer and matching eye level units, square edge work surfaces inset white ceramic one and one half sink and drainer with chrome mixer tap. Built in double Zanussi oven, Zanussi electric hob with extractor over, Zanussi 50/50 fridge freezer, Zanussi slimline dishwasher, Baumatic washer dryer. Double glazed window to rear, smooth and coved ceiling with spot lights inset.

Bedroom One

11' x 10' 6" (3.35m x 3.20m) Double glazed French doors to Balcony with sea views, fitted carpet, smooth and coved ceiling, radiator.

Bedroom Two

16' 2" x 8' 1" (4.93m x 2.46m) Double glazed window to side with sea views, smooth and coved ceiling, built in wardrobe, fitted carpet, radiator.

Bathroom

White suite comprising low level WC, wall mounted wash hand basin and panelled bath with mixer taps over. Laminate flooring, fully tiled walls, smooth and coved ceiling with spot lights inset, extractor fan, heated towel rail.

Communal Gardens

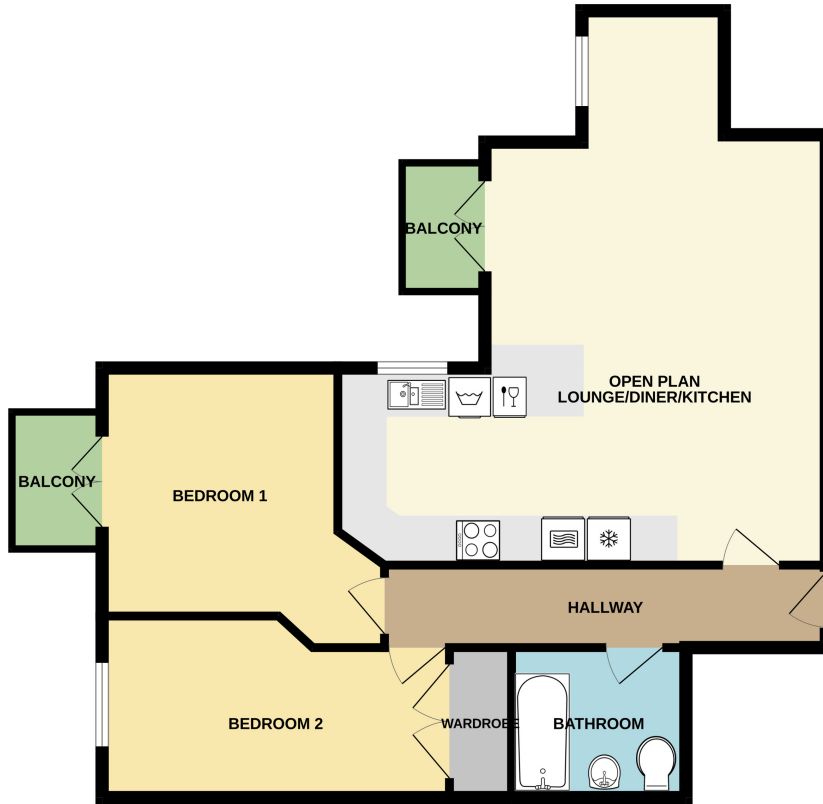
Well maintained gardens, laid to lawn with shrub and plant borders, allocated parking space No 9. Bin store shed.



FLOORPLAN & EPC



GROUND FLOOR



EARLSWOOD LODGE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(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	

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