

FOR SALE

£150,000 Leasehold



34, Rochford House, Spendells Close, Walton on the Naze, Essex. CO14 8JH

- No Onward Chain - Keys To View
- Three Bedrooms
- Split Level Apartment
- Backwater & Partial Sea Views
- Non-Allocated Parking
- Balcony From Lounge
- Close To Beach & Local Amenities
- Approximately 91 Years Remaining on Lease
- Service Charges In Region Of £500 PA



PROPERTY DESCRIPTION

Tucked in a Close just off the Sea Front of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the honour in bringing to market this THREE BEDROOM SPLIT LEVEL APARTMENT. Security Phone Entry System gives way to the Communal Halls with stairs to all floors. Once Inside the Apartment the Hall gives way to the Kitchen and Lounge with Balcony giving views to the Backwaters. Stairs from the Hall gives access to the Three Bedrooms with further views of the Backwaters and Partial Sea Views as well as the Bathroom. Externally there are Communal Grounds with Metal Storage Areas and Non-Allocated Parking. The position of this property is ideal for anyone wanting to be close to the beach and good bus links take you to Walton's mainline railway station, town and beyond. The current owner has advised us there is approximately 91 years remaining on the lease with service charges in the region of £500 per annum. In our opinion this property needs to be viewed to fully appreciate the size of the accommodation this conveniently positioned property offers.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Wooden entrance door, security phone entry system, wall mounted electric heater, laminate flooring, stairs to floor above.

KITCHEN

11' 5" x 7' 7" (3.48m x 2.31m) Matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit, space for electric cooker, washing machine, fridge and freezer. Double glazed window to side aspect, part tiled walls, vinyl flooring.

LOUNGE

13' 5" x 13' 1" (4.09m x 3.99m) UPVC door to balcony, double glazed windows to front and side aspects, wall mounted electric radiator, laminate flooring.

FLOOR ABOVE

LANDING

Fitted carpet, doors to bedrooms and bathroom.

MASTER BEDROOM

13' 2" x 9' 3" (4.01m x 2.82m) Double glazed window to front aspect giving Backwater views, cupboard, electric wall mounted radiator, fitted carpet.

BEDROOM TWO

16' 6" x 7' 4" (5.03m x 2.24m) Double glazed window to front aspect giving Backwater views, wall mounted electric radiator, fitted carpet.

BEDROOM THREE

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to side aspect giving partial sea views, built in wardrobe, wall mounted electric radiator, fitted carpet.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Obscure double glazed window to side aspect, cupboard housing hot water tank, tiled walls, vinyl floor tiles.

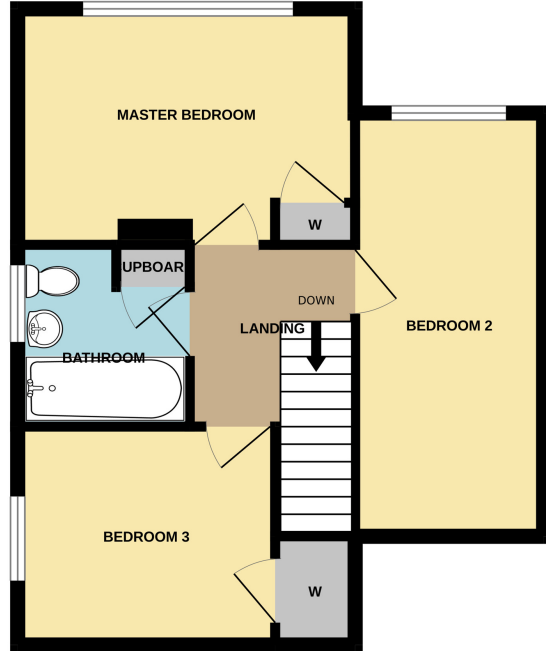
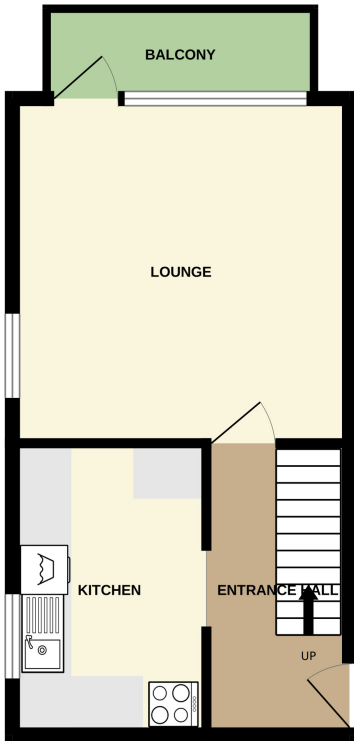


FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



ROCHFORD HOUSE

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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