

FOR SALE

£195,000 Leasehold



Flat 5, Earlswood Lodge Naze Park Road, WALTON ON THE NAZE. CO14 8JY

- No Onward Chain
- Ground Floor Apartment
- Two Bedrooms
- Open-Plan Living
- French Doors Out To Communal Garden
- Gas Central Heating & Double Glazed Throughout
- Over 900 Years Remaining On Lease
- Allocated Parking
- Close To Hipkins Beach & Naze Tower



PROPERTY DESCRIPTION

Located close to the historic Naze Tower and Hipkins Beach is this MODERN TWO BEDROOM GROUND FLOOR APARTMENT, being sold with NO ONWARD CHAIN. The apartment is positioned to the rear of the building utilising the communal gardens. Internally the property boasts a Wide Entrance Hall with doors to all rooms and a double door Storage Cupboard. The Open-Plan Living Space is fitted with a Fully Integrated Kitchen and boasts French doors leading out to the Gardens. Both Bedrooms are a Good Size and the Bathroom Modern and Fitted by the current owner. In addition this property boasts Secure Phone Entry System and Allocated Parking. The current vendor has advised us that there is in excess of 900 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 location of this well proportioned and modern apartment.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Entrance door, double cupboard, fitted carpet, smooth ceiling with spot lights, radiator.

OPEN PLAN LOUNGE/DINER

19' 6" x 17' 6" (5.94m x 5.33m)

Double glazed French doors to garden, double glazed window to rear aspect, fitted carpet, smooth and coved ceiling, two radiators.

KITCHEN AREA

Range of matching base and eye level units, roll edge work surface inset stainless steel sink and drainer unit, built in electric oven and gas hob. Integrated washing machine and fridge freezer, cupboard housing wall mounted combination boiler, vinyl flooring.

BEDROOM ONE

12' 6" x 9' 4" (3.81m x 2.84m)

Double glazed window to rear aspect, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM TWO

12' 6" x 6' 6" (3.81m x 1.98m)

Double glazed window to rear aspect, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM

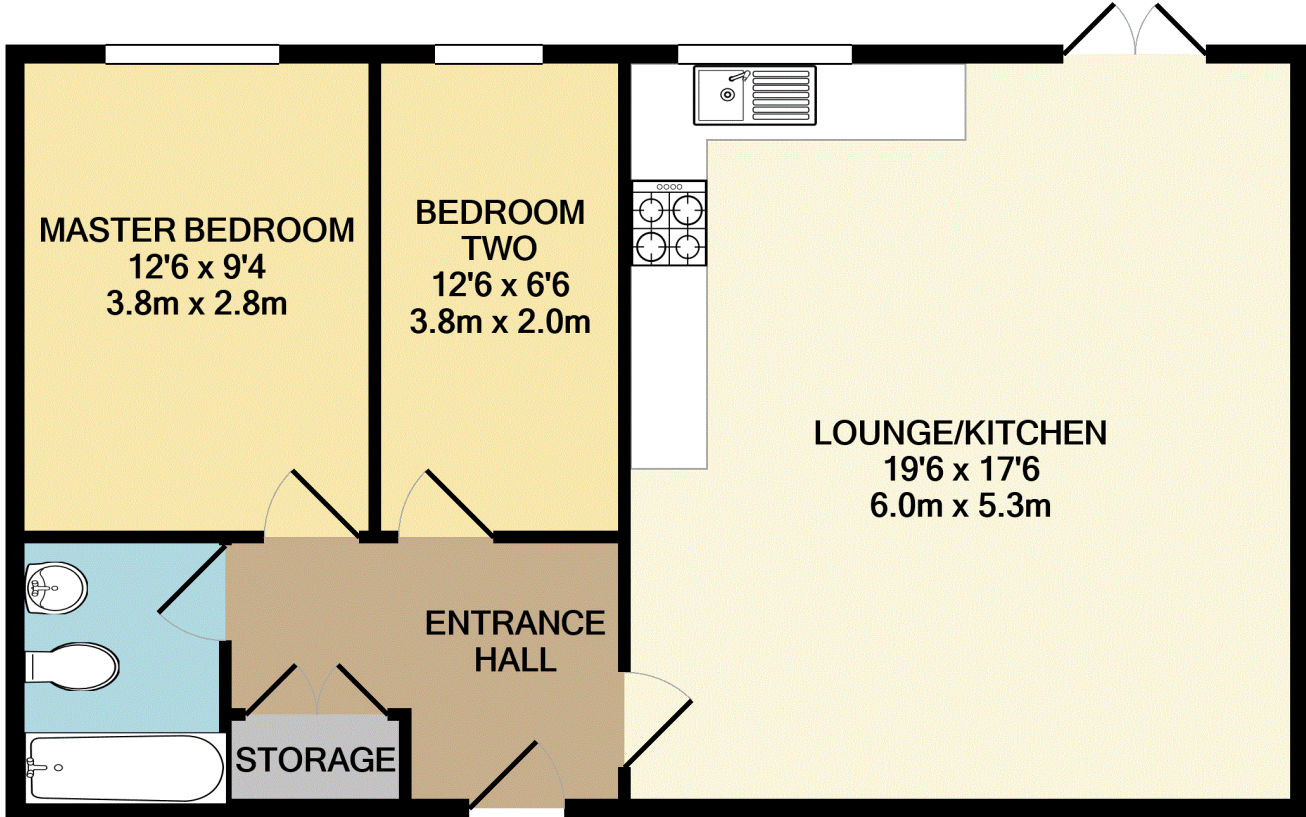
5' 5" x 6' 7" (1.65m x 2.01m) Suite comprising low level WC, wall mounted wash hand basin and panelled bath with shower attachment over and folding screen. Tiled floor, bathroom wall panels, extractor fan, radiator.

EXTERIOR

COMMUNAL GARDEN

Patio area, remainder laid to lawn with mature tree and bush borders.





EARLSWOOD LODGE

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	79
(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 