

FOR SALE

£165,000 Share of Freehold



Flat 9 Elizabeth Court, Louise Close, Walton on the Naze, Essex. CO14 8LH

- No Onward Chain
- One Bedroom First Floor Apartment
- Over 55's Accommodation
- Open-Plan Kitchen
- Bedroom With Built In Wardrobe
- Share Of Freehold With Good Lease
- Good Sized Wet Room
- Parking & Communal Gardens
- Communal Gardens
- Good Bus Links & Close To The Naze



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and tucked in a quiet position in the popular seaside town of WATON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this ONE BEDROOM FIRST FLOOR OVER 55'S APARTMENT. On arrival the Communal Entrance is Bright and Spacious and gives you the choice of Stairs or the Lift. The Apartment itself welcomes you into the Entrance Hall with Two Good Sized Storage Cupboards. From the Hall is the Wet Room with a Modern and White Suite. The Bedroom straight ahead is a Generous Sized Double with Built In Wardrobe and to the right is the Open-Plan Lounge/Diner leading to the Kitchen. The Lounge boasts a Balcony and looks over to the Communal Gardens. The Communal Gardens are Spacious with Covered Seating and Washing Lines and to the Front of the Building is Resident Parking. The owner has advised us there is a 999 year lease and the Service Charge including the Sinking Fund are £910 per annum. In our opinion a viewing will be essential to fully appreciate the wonderful location of this well proportioned home.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE HALL

Stairs and lift to all floors.

ACCOMMODATION

ENTRANCE HALL

Security phone entry system, two storage cupboards, fitted carpet.

LOUNGE/DINER

17' 6" x 10' 1" (5.33m x 3.07m)
Double glazed door to balcony, double glazed window to rear aspect, fitted carpet.

KITCHEN

Range of base and matching eye level units, roll edge work surface inset stainless steel sink and drainer unit. Space for electric cooker and fridge/freezer, space and plumbing for washing machine. Vinyl flooring.

BEDROOM

Double glazed window to rear aspect, fitted wardrobe, fitted carpet.

WET ROOM

7' 4" x 7' 4" (2.24m x 2.24m)
Comprising low level WC, vanity wash hand basin, electric shower with curtain. Panelled walls, vinyl flooring, electric heated towel rail.

EXTERIOR

TO THE FRONT

Residential parking to the front, steps to entrance door, pathway leading to communal gardens.

TO THE REAR

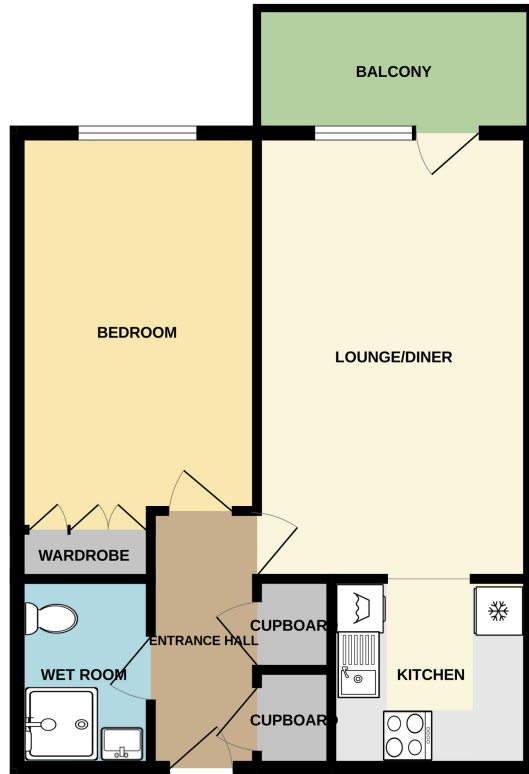
Communal garden mainly laid to lawn, covered seating, rotary washing lines, bin store.



FLOORPLAN & EPC

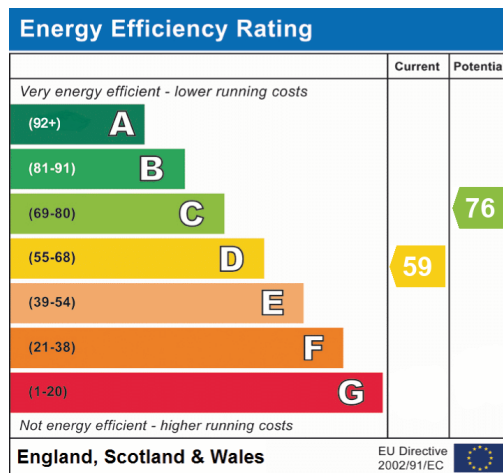


ACCOMMODATION



ELIZABETH 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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