



Flat 18, Great Eastern Court Woodberry Way, WALTON ON THE NAZE. CO14 8DD

- Two Bedrooms
- Ground Floor Maisonette
- Open-Plan Lounge/Diner and Kitchen
- Partial Sea Views
- Communal Gardens & Gated Parking
- 102 Years Remaining On Lease
- Service Charge £2400 PA
- Ground Rent £400 PA



PROPERTY DESCRIPTION

Situated in the popular Coastal Town of WALTON ON THE NAZE positioned just off the Sea Front with Partial Sea Views, My Moving Places have the pleasure in offering For Sale this TWO BEDROOM GROUND FLOOR MAISONETTE. This well presented property is conveniently situated within close proximity to Walton's Mainline Railway Station, Town Centre and Award Winning Beaches. The building is set within attractive Communal Gardens and boasts Gated Communal Parking. Once inside the Entrance Hall gives way to both Bedrooms, Bathroom and Lounge/Diner. The Lounge/Diner is Partially Open-Plan to the Kitchen with both giving Partial Sea Views. In addition the property is Double Glazed Throughout and has Gas Central Heating. We have been advised there is approximately 102 Years Remaining on the Lease with Ground Rent £400 Per Annum and Service Charge approximately £2400 Per Annum. In our opinion viewing this property is essential to fully appreciate the location of this well kept complex as well as the size of the accommodation on offer.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Hardwood entrance door to front aspect, fitted carpet, coved and smooth ceiling, built in storage cupboard, radiator.

MASTER BEDROOM

13' 7" x 12' (4.14m x 3.66m) Double glazed window to front aspect, fitted carpet, coved and smooth ceiling, radiator.

BEDROOM TWO

8' 6" x 8' (2.59m x 2.44m) Double glazed window to front aspect, fitted carpet, coved and smooth ceiling, radiator.

BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m) White suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer taps and shower attachment over. Coved and smooth ceiling, tiled splash backs, radiator.

LOUNGE/DINER

17' 2" x 13' 9" (5.23m x 4.19m) Double glazed windows to rear aspect with partial sea views, fitted carpet, coved and smooth ceiling, two radiators.

KITCHEN

9' 7" x 9' 7" (2.92m x 2.92m) Range of base, drawer and matching eye level units, roll edge work surfaces inset a 1 & 1/2 bowl stainless steel drainer sink with mixer taps over. Four ring gas hob with extractor hood over and oven below. Space and plumbing for washing machine and dishwasher, space for fridge freezer, wall mounted boiler (not tested). Double glazed windows to rear aspect giving partial sea views, laminate flooring, coved and smooth ceiling, radiator.

EXTERIOR

Garden

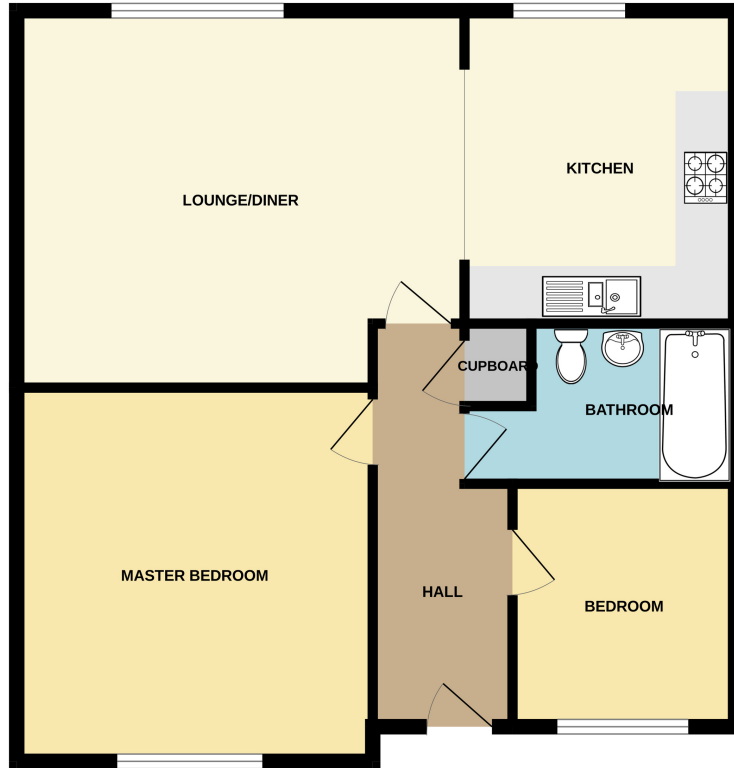
Communal gardens with pathway leading from parking to front door. Non-allocated parking inside gated entryway.



FLOORPLAN & EPC



GROUND FLOOR



GREAT EASTERN 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(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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