



## 25 Havencroft Court North Street, WALTON ON THE NAZE. CO14 8PS

- Over 55's Ground Floor Apartment
- No Onward Chain
- 99 Year Lease from 1984
- Current Owner Will Extend Lease
- Ample Parking
- Spacious Communal Grounds
- Close To Beach & High Street



## PROPERTY DESCRIPTION

Positioned on quiet grounds in the heart of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the honour in bringing to market this GROUND FLOOR ONE BEDROOM APARTMENT located in the very popular Havencroft over 55 development. The property occupies an excellent central location with the Beach and Shops nearby. Havencroft has a number of Communal Features including a Fully Fitted Laundry and a large Day Room that hosts events organised by residents. Careline is fitted to all apartments with multiple contact points. Internally the apartment has a good sized Double Bedroom with Built In Wardrobe, Shower Room and Open Plan Kitchen, Lounge/Diner with French doors to the Gardens. Externally there is Ample Parking and very well kept Communal Gardens with clothes Drying Area and Seating. In our opinion a viewing is necessary to fully appreciate the quiet but central location of this well proportioned home.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Wooden entrance door, large double door store cupboard housing electrical installation and trips and hot water storage. Doors from the hall lead to bathroom, lounge and bedroom. Coved ceiling and power points, carline main contact box, wood effect vinyl flooring.

#### BATHROOM

6' 9" x 5' 8" (2.06m x 1.73m) White suite comprising of low level WC, pedestal wash hand basin and shower cubicle with electric shower. Tiled walls, emergency pull cord, extractor fan, vinyl flooring.

#### BEDROOM

13' 7" x 9' 2" (4.14m x 2.79m) Double glazed window to rear aspect, built in double door wardrobe, fitted carpet, wall mounted electric heater, coved ceiling, emergency pull facility.

#### LOUNGE/DINER

17' 1" x 9' 10" (5.21m x 3.00m) Double glazed patio doors to communal gardens, wood effect vinyl flooring, wall mounted electric heater, aerial socket for Sky TV, coved ceiling.

#### KITCHEN

5' 9" x 7' 5" (1.75m x 2.26m) Range of white matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit. Space for electric cooker and under counter fridge, space and plumbing for washing machine. LVT flooring, tiled

### COMMUNAL AREAS

#### GARDENS

By the road the car park is enclosed and offers ample private parking. The rear gardens are very well kept and include large lawn areas mature borders and trees. Rotary washing lines, outside seating from Communal Lounge.

#### LAUNDRY

A fully fitted communal laundry with utility services all supplied.

#### DAY ROOM/LOUNGE

A large communal day room with independent kitchen attached offers a great meeting point. Residents enjoy this space and organise many activities. Onsite caretakers office/house manager is located in the main foyer.

#### LEASE

We understand that a 99 year lease commenced in 1984. The current owner is happy to do the lease extension once an offer is accepted.

Service charges which include all gardening and communal areas upkeep, laundry and insurance are currently at £3144.46 Per Annum. For the full breakdown of maintenance costs we hold relevant paperwork at our Frinton Office.



# FLOORPLAN & EPC



## GROUND FLOOR



HAVENCROFT 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>	<b>72</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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