



# Great Eastern Court, Woodberry Way, Walton on the Naze, Essex. CO14 8DD

- No Onward Chain - Keys To View
- Split Level Maisonette
- Two Double Bedrooms
- Bathroom & En-Suite
- Split Across Three Floors
- Allocated & Visitor Parking
- Communal Gardens
- Close To Beach, Shops & Mainline Railway





## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located just off the Sea Front in the popular town of WALTON ON THE NAZE, My Moving Places have the honour in offering For Sale this quirky TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE. Great Eastern Court is a Listed Building and an icon of the town which set in Landscaped Communal Gardens with Private Gated Parking. The Front Entrance is protected by a Veranda style glass roof that runs the length of the building. Once inside, the Entrance Hall gives way to the Open-Plan Lounge/Diner which leads through to the Kitchen both boasting high ceilings and large arched sash windows. Stairs lead down to the Basement Level with a Wide Hall giving way to the good sized Bathroom and Double Bedroom with door leading out to a courtyard shared by one other maisonette. Back through the Entrance Hall and up stairs to the Mezzanine Floor which serves as the Master Bedroom with En-Suite Shower Room. We have been advised by the current owner there is approximately 101 Years Remaining on the lease with the Ground Rent £75 Per Annum and this years Service Charge approximately £3360 Per Annum reducing next year. This property is deceptively spacious and would make an ideal Holiday Home but would also lend well to anyone wanting to have good access to Walton's mainline Railway Station or Beaches. In our opinion this property needs to be viewed to fully appreciate the individual layout of this home.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Wooden entrance door, laminate flooring, radiator, stairs to Mezzanine floor.

#### OPEN-PLAN LOUNGE/DINER

Lounge 12' 8" x 12' 6" (3.86m x 3.81m), Dining Area 10' 4" x 8' 4" (3.15m x 2.54m) Feature arched sash window to rear aspect, laminate flooring, radiator, stairs down to basement level.

#### KITCHEN

11' 6" x 7' 2" (3.51m x 2.18m) Matching eye level and base units, roll edge work surface, inset stainless steel sink and drainer unit. Four ring electric hob with extractor over and oven below. Space for fridge freezer, space and plumbing for washing machine and dishwasher. Feature arched sash windows to front and side aspects, cupboard housing wall mounted boiler, laminate flooring.

### FIRST FLOOR MEZZANINE

#### MASTER BEDROOM

12' 8" x 12' 6" (3.86m x 3.81m) Mezzanine overlooking feature arched sash window in Lounge, double glazed Velux window to front aspect, fitted carpet, radiator.

#### EN-SUITE

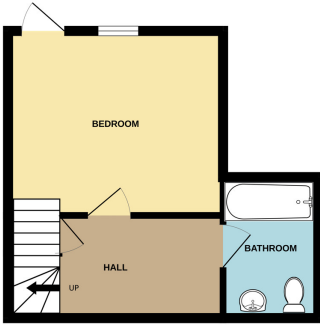
White suite comprising of low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed Velux window to front aspect, vinyl flooring, radiator, extractor.



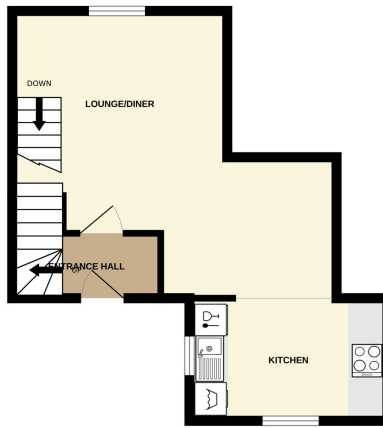
# FLOORPLAN & EPC



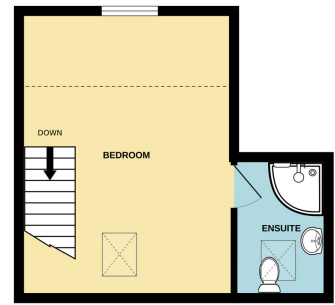
BASEMENT



GROUND FLOOR



1ST FLOOR MEZZANINE



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>53</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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