



## Flat 11, Great Eastern Court Woodberry Way, WALTON ON THE NAZE. CO14 8DD

- One Bedroom Split-Level Character Flat in a converted period building
- Sea views
- Balcony overlooking attractive communal gardens
- Allocated parking space
- Open-plan living space with high ceilings and arched sash windows
- Short walk to the train station with direct trains to London Liverpool Street
- Close to the seafront and town centre amenities
- Parking & Communal Gardens





## PROPERTY DESCRIPTION

Situated just moments from the seafront and enjoying far-reaching sea views, My Moving Places are pleased to present this charming ONE BEDROOM SPLIT LEVEL CHARACTER FLAT in the popular Great Eastern Court development. Beautifully arranged over two levels, the flat offers a stylish open-plan lounge and kitchen area, a modern shower room, and a cosy double bedroom, combining character features with a modern finish. The property benefits from a private balcony overlooking the well-maintained communal gardens, while sea views can be enjoyed from within the flat itself. Additional features include allocated parking, gas central heating, and convenient access to nearby shops, cafes, and amenities. Walton-on-the-Naze mainline station, offering direct services to London Liverpool Street, is also close by. Offering a unique layout, period charm, and a highly desirable coastal setting, this home is ideal as a main residence or seaside retreat. Early viewing is strongly recommended.





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Entrance Hall

Entrance door, fitted carpet, smooth ceiling, stairs to First Floor, radiator.

#### Bedroom

11' 3" x 10' 4" (3.43m x 3.15m) Sash window to front with sea views, fitted carpet, smooth ceiling, under stairs storage cupboard, radiator.

#### Bathroom

Modern bathroom featuring a walk-in shower with contemporary pink metro-style tiling and a black framed screen, complemented by a feature vanity unit with countertop basin and mixer tap, and a low-level WC. Finished with deep green walls, hexagonal tiled flooring, and an obscured double-glazed window with fitted blind.

### FIRST FLOOR

#### Lounge

12' 7" x 12' 4" (3.84m x 3.76m) Arch double glazed sash window to front offering extensive sea views. extending through to Kitchen. Laminate flooring, smooth ceiling, radiator.

#### Kitchen

9' x 7' 3" (2.74m x 2.21m) Modern kitchen with grey units, wood-effect worktops, and mosaic-tiled splashback. Includes integrated oven, microwave, hob, fridge, freezer, and washing machine, along with a breakfast bar and open-plan layout ideal for modern living.

### EXTERIOR

#### Garden

Established communal gardens and parking.

### AGENTS NOTES

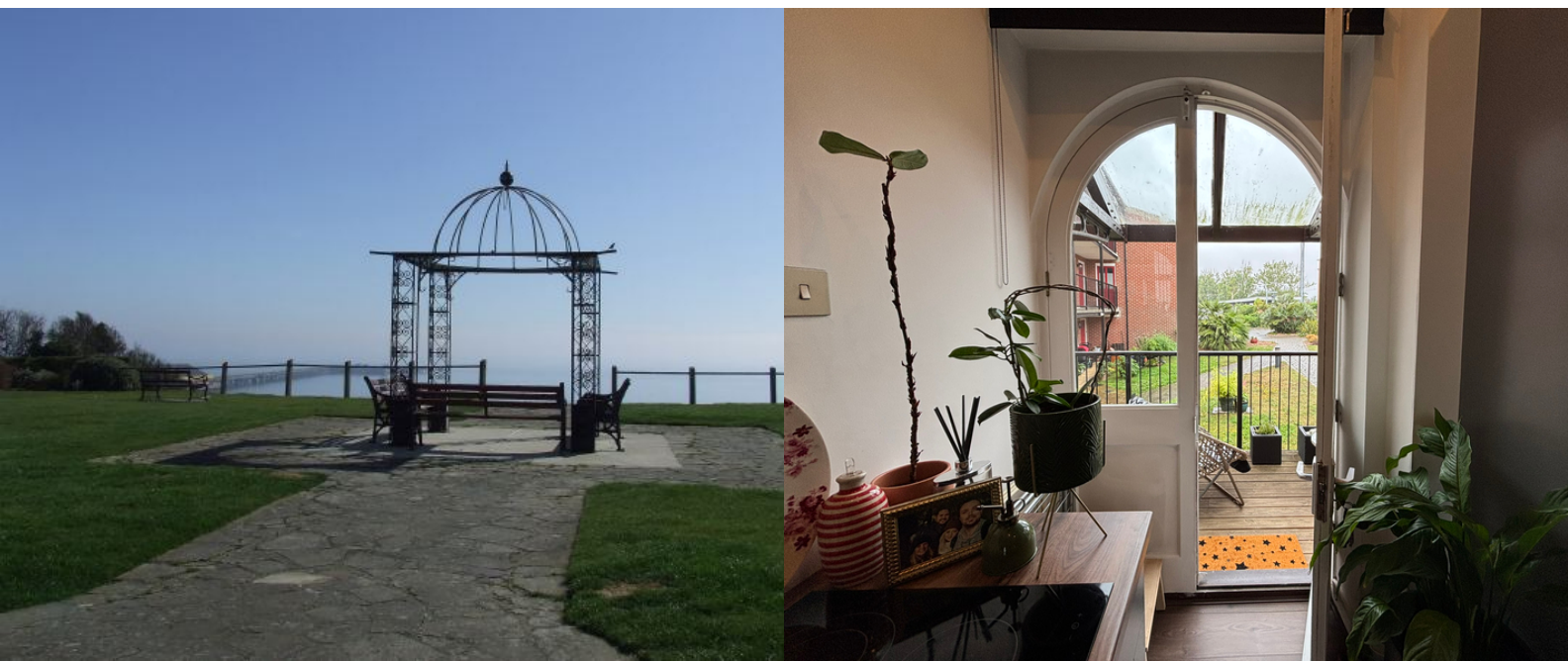
#### AGENTS NOTES

We are advised by the Vendor:-

The Lease is approximately 90 Years

Ground Rent £75.00 per annum

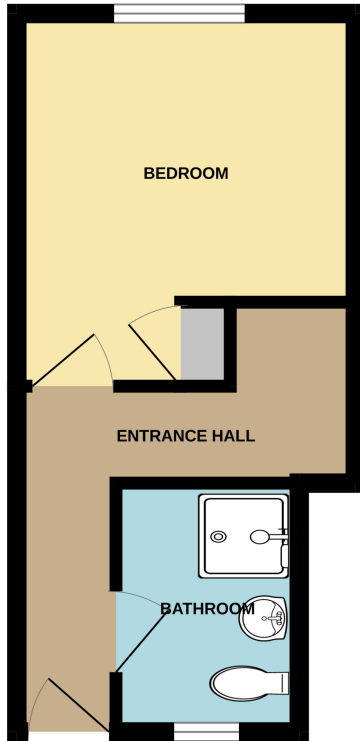
Service Charge £140.00 per calendar month



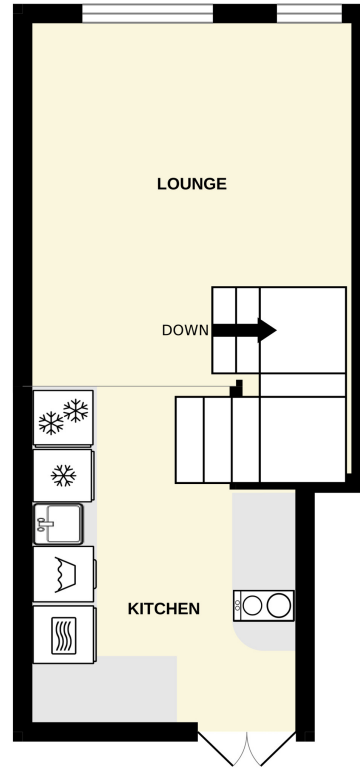
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix 6/2025

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