



## High Street, WALTON ON THE NAZE. CO14 8BB

- No Onward Chain
- One Bedroom
- Top Floor Flat
- Fitted Kitchen
- Large Lounge
- Town Centre Location
- Walking Distance To Train Station
- Close To Beach & Bus Links
- Approximately 87 Years Remaining On Lease



## PROPERTY DESCRIPTION

Situated in the heart of WALTON-ON-THE-NAZE and being offered with NO ONWARD CHAIN and VACANT POSSESSION we have the pleasure in offering this ONE BEDROOM SECOND FLOOR FLAT. Internally there is a good sized Entrance Hall leading to the 18' Lounge, Fitted Kitchen, Double Bedroom and Bathroom. In addition externally there is an Allocated Parking Space. The location of this property is ideal for someone wanting to be in the centre of Town and is close to the Beach and Walton's Mainline Railway Station. In our opinion this property would make an ideal Buy To Let.



# ROOM DESCRIPTIONS

## ACCOMMODATION

### ENTRANCE HALL

Wooden entrance door, security phone entry system, loft access, laminated flooring, wall mounted electric heater.

### LOUNGE

18' 6" x 10' 2" (5.64m x 3.10m) Double glazed windows to front and side aspects, storage cupboard housing hot water tank, blocked fireplace, fitted carpet, electric heater.

### KITCHEN

9' 0" x 4' 9" (2.74m x 1.45m) Range of base and matching eye level units, roll edge work surface inset stainless steel sink and drainer unit, space for under counter fridge, space for electric oven. Double glazed window to side aspect, laminate flooring, textured ceiling.

### BEDROOM ONE

10' 2" x 9' 0" (3.10m x 2.74m) Double glazed window to rear aspect, fitted wardrobe, fitted carpet, textured ceiling, wall mounted electric heater.

### BATHROOM

9' x 4' 11" (2.74m x 1.50m) Comprising low level WC, pedestal wash hand basin, panelled bath. Laminate flooring, part tiled walls, smooth ceiling, wall mounted hot air heater.

## AGENT NOTES

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

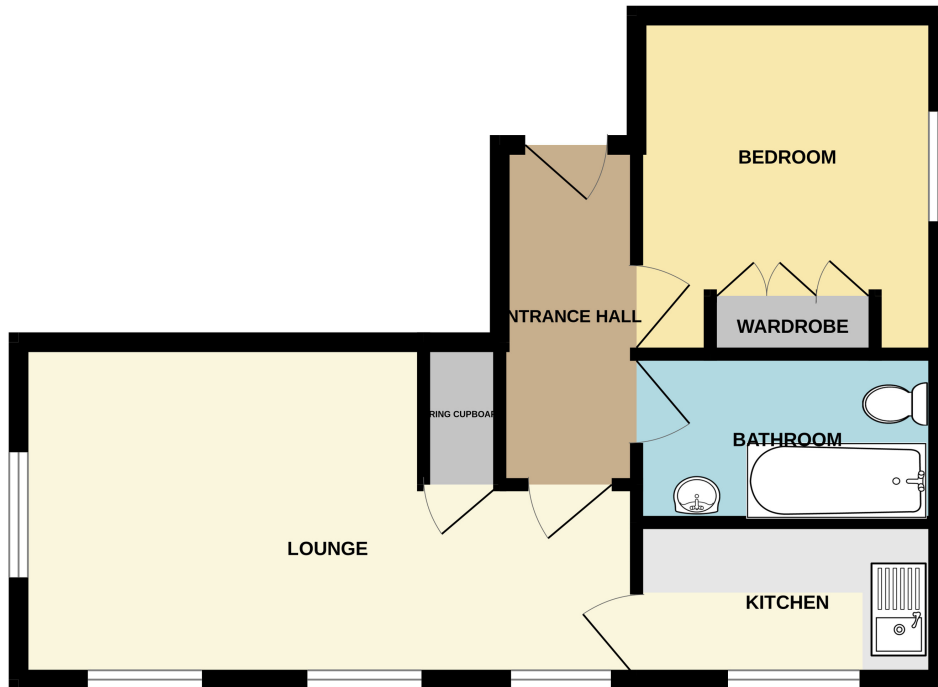
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



# FLOORPLAN



## ACCOMMODATION



PORTABELLO BUILDINGS

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 ©2024

Frinton-On-Sea  
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
01255 852929  
sales@mymovingplaces.com