

FOR SALE

£189,995 Leasehold



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

Offered with NO ONWARD CHAIN and ideally located just off the seafront in the sought-after town of Walton-on-the-Naze, My Moving Places are delighted to present for sale this unique and characterful two double bedroom split-level maisonette. Set within the iconic Great Eastern Court, the property enjoys beautifully landscaped communal gardens and the benefit of private gated parking, offering both charm and convenience in a prime coastal setting. 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

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.

BASEMENT

HALL

12' 4" x 6' 0" (3.76m x 1.83m) Under stairs cupboard, fitted carpet, radiator.

BEDROOM TWO

12' 4" x 10' 7" (3.76m x 3.23m) UPVC door to Courtyard, double glazed window to rear aspect, fitted carpet, radiator.

BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath. Part tiled walls, vinyl flooring, radiator, extractor.

EXTERIOR

COURTYARD

Accessed from the Basement Bedroom serving Two Maisonettes, stairs to street level into landscaped communal gardens.

PARKING & ADDITIONAL GARDENS

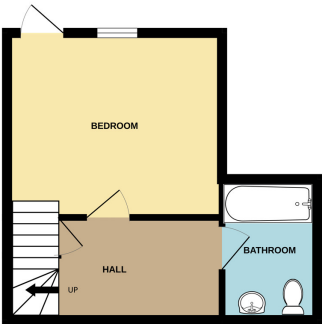
Electric security gate giving way to non-allocated parking. Landscaped gardens with pathways leading open verandas covering front doors.



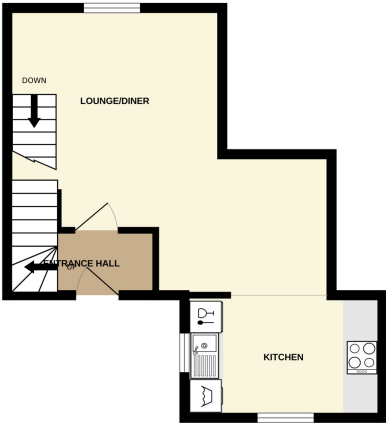
FLOORPLAN & EPC



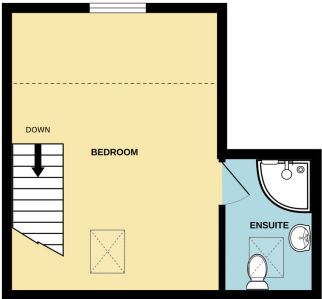
BASEMENT



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+) A	<div>53</div>	<div>85</div>
(81-91) B		
(69-80) C		
(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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