

REDUCED

Offers in Excess of £265,000 Share of
Freehold



5 Naze Court, Old Hall Lane, Walton On the Naze. CO14 8LJ

- Panoramic Backwater And Sea Views Throughout
- Three Double Bedrooms
- Second Floor Apartment
- Four Piece Family Bathroom & Cloakroom
- Two Balconies Front & Rear
- Double Length Garage
- Allocated & Visitor Parking
- Rarely Available
- Well Maintained Gardens & Communal Areas
- 992 Years Remaining On Lease



PROPERTY DESCRIPTION

Proudly stood close to the Naze with Panoramic Views to both the Sea and Backwaters, My Moving Places have the pleasure of bringing to market this THREE DOUBLE BEDROOM SECOND FLOOR APARTMENT WITH DOUBLE LENGTH GARAGE. These apartments are rarely available and this particular one has the added bonus of approximately 992 years remaining on the lease. To the front of the buildings is Visitor Parking or to the Rear Allocated Parking and a Double Length Garage. Once inside the Communal Halls are bright with windows facing towards the Sea and Backwaters with Individual Storage Cupboards located on each half landing. Internally the Apartment welcomes you into a Good Sized Entrance Hall giving access to the Cloakroom, Shaker Style Kitchen and the L-Shaped Lounge/Diner. The Lounge/Diner has extensive Farmland and Backwater views with patio doors out onto the Balcony. Bedroom Three/Dining Room has French Doors onto a Covered Balcony and overlooks the Sea. Moving to the Inner Hall which leads to the Master Bedroom, Bedroom Two and the Bathroom which boasts a Bath and Separate Shower. The vendor has advised us there are 992 Years remaining on the Lease with Maintenance charges currently at £1200 per annum. In our opinion this home needs to be viewed to fully appreciate the sensational views that this deceptively large apartment offers.



ROOM DESCRIPTIONS

COMMUNAL AREAS

COMMUNAL HALLS

Front entrance door leading to stair rise, additional door to rear parking, storage cupboard.

ACCOMMODATION

ENTRANCE HALL

Wooden entrance door, fitted carpet, doors to cloakroom, kitchen and lounge.

CLOAKROOM

White suite comprising of low level WC and vanity wash hand basin. Tiled floor, part tiled walls, extractor.

KITCHEN

13' 4" x 9' 03" (4.06m x 2.82m) Range of cream shaker style eye level, base and drawer units, roll edge work surface, inset ceramic one and one half sink and drainer unit with mixer tap. Integrated four ring electric hob with extractor over and oven below, space for under counter fridge and freezer, space and plumbing for washing machine. Double glazed window with views of the sea, tiled floor, tiled splashbacks.

L-SHAPED LOUNGE/DINER

17' 01" reducing to 11'06" x 19' 07" (5.21m x 5.97m) Double glazed patio doors to balcony with extensive uninterrupted backwater and field views, double glazed window to rear aspect also with extensive backwater views, wall mounted electric heater, fitted carpet.

BEDROOM THREE/DINING ROOM

9' 05" x 9' 02" (2.87m x 2.79m) Double glazed French doors to covered balcony with sea views, double glazed full height flanking windows, wall mounted electric heater, fitted carpet.

INNER HALL

Doors to Master Bedroom, Bedroom Two and Family Bathroom, storage cupboard, fitted carpet.

MASTER BEDROOM

14' 01" x 9' 4" (4.29m x 2.84m) Double glazed window to front aspect with sea views, three door fitted wardrobe, wall mounted heater, fitted carpet.

FAMILY BATHROOM

White suite comprising of low level WC, pedestal wash hand basin, panelled bath with mixer taps and separate shower cubicle. Obscure double glazed window to side aspect, fully tiled walls and floor, shaver point.

BEDROOM TWO

10' 11" x 9' 4" (3.33m x 2.84m) Double glazed window to rear aspect with extensive backwater and farmland views, wall mounted heater, fitted carpet.

EXTERIOR

PARKING AND DOUBLE GARAGE

Double length garage with up and over door, power and light, parking space in front of garage. Additional visitor parking to front of buildings.

COMMUNAL GARDENS

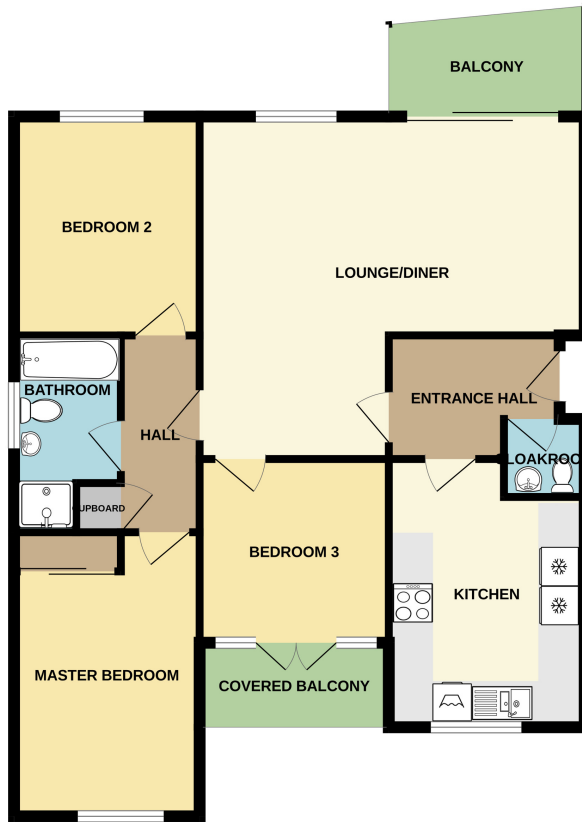
Gardens laid to lawn with mature shrubs and trees, pathways leading from communal parking to communal entrances. Driveway between buildings leading to rear parking and garages.



FLOORPLAN & EPC



GROUND FLOOR



NAZE 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		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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