



Contact the sales team for more information or to arrange a viewing of this property – 01255 671212

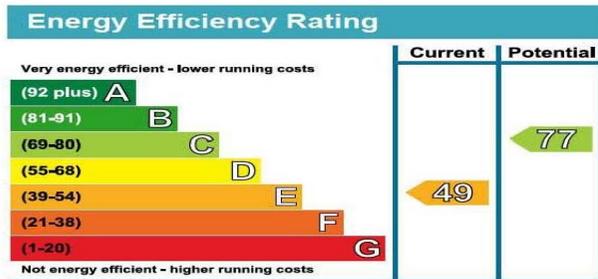
41 The Parade

Walton On The Naze

£325,000

Offering for sale this property which has been converted into four separate flats. All currently let with one being a studio flat and three two bedroom flats with Seaviews. The building provides off street parking for two vehicles and the ground floor flat benefits from having a garden.

*** Four Flats * Studio Flat * Three, Two Bedroom Flats * Private Garden to One Flat * Off Street Parking for Two Vehicles * Gas Central Heating * Sea Views from Three Flats * Investment Opportunity. All Flats Separate Deeds**



DETAILS OF ACCOMMODATION WITH APPROXIMATE ONLY ROOM SIZES

Communal entrance door to communal entrance hall, door to:

FLAT ONE:

ENTRANCE HALL: Single radiator, door to cellar.

BEDROOM ONE: 17' x 15'5 (5.18m x 4.7m) Fireplace, window to front with sea view, single radiator.

BEDROOM TWO: 13'9 x 13'5 (4.19m x 4.09m) Window to rear, single radiator.

LOUNGE: 18'9 x 11' (5.72m x 3.35m) Double radiator, window to side.

KITCHEN: 11'2 x 5'10 (3.4m x 1.78m) Window to rear, glazed door to side. Stainless steel single drainer sink unit with mixer tap set in roll edge work surface, cupboard under, eye level cupboards over. Single radiator, roll edge work surface with inset four ring hob, oven and space under, wall mounted gas boiler.

BATHROOM: Low level W.C. pedestal wash hand basin, panelled bath, single radiator, window to side.

OUTSIDE REAR: Courtyard. Hard-standing area.

COMMUNAL ENTRANCE HALL: Stairs to first floor landing

FLAT TWO:

Entrance Door to

KITCHEN AREA: 7'5 x 6'11 (2.26m x 2.11m) Stainless steel single drainer sink unit with mixer taps, set in roll edge work surfaces, with inset four ring hob, oven, cupboards, space and drawers under, eye level cabinets above

LOUNGE AREA: 11'1 x 8'3 (3.38m x 2.51m) Window to side, double radiator, wall mounted gas boiler (not tested)

BEDROOM ONE: 11'1 x 9' (3.38m x 2.74m) Window to rear, double radiator

BATHROOM: Low level w/c, pedestal wash hand basin, window to side, panelled bath with mixer taps

FLAT THREE:

Entrance door to

ENTRANCE HALL: Single radiator

BATHROOM: Window to rear, pedestal wash hand basin, panelled bath with mixer taps and shower attachment, low level w/c, single radiator

BEDROOM TWO: 14' x 8'5 (4.27m x 2.57m) Window to rear, wall mounted gas boiler (not tested), double radiator

LOUNGE/KITCHENETTE: 16'10 max x 12'10 max (5.13m max x 3.91m max) Window to front, sea views, small Juliette balcony, double radiator, kitchen area comprises of stainless steel sink drainer sink unit with mixer taps, cupboards and space under, eye level cabinets above, roll edge work surfaces, inset four ring hob, oven beneath

BEDROOM ONE: 18'8 x 8' (5.69m x 2.44m) window to front, sea views, double radiator

FLAT FOUR

Entrance door to

ENTRANCE HALL: Stairs to Second Floor

KITCHEN/DINER: 12'4 x 11'3 (3.76m x 3.43m) Double radiator, loft void, stainless steel single drainer sink unit with mixer taps set in roll edge work surface, inset four ring hob, drawers and cupboards under, extractor and eye level cabinets

BEDROOM ONE: 16'7 x 7'11 (5.05m x 2.41m) Window to front, sea views, single radiator

BEDROOM TWO: 14'3 x 8'5 (4.34m x 2.57m) Window to rear, single radiator

LOUNGE: 17'6 x 12' 9 (5.33m x 12' 9) Window to front, sea views, double radiator

BATHROOM: Vanity wash hand basin, panelled bath with mixer taps and shower attachment, low level w/c, window to rear, single radiator

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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