



1 Bedroom

BEAUTIFULLY presented throughout, this one bedroom bungalow is situated in an exclusive development for over 60's and benefits from a MODERN FITTED KITCHEN and shower room, ALLOCATED PARKING, and PRIVATE REAR GARDEN.

4 Ernest Luff Court, Luff Way, Walton on the Naze, Essex, CO14 8FU

Asking Price:

£189,995

EPC Rating: B



Walton on the Naze is conveniently situated close to Colchester and the A12 dual carriageway north to Ipswich, out to Chelmsford and London with hourly direct trains to Colchester. Mainly known for its beautiful seaside location with sandy beaches and quaint narrow streets. There are a number of buses that pass this development that travel to Colchester, Frinton on Sea, Kirby Cross and Clacton on Sea.

Ernest Luff Court consists of 12 terraced 1 bedroom bungalows. This development is exclusive to buyers over the age of 60.



For additional information and full photo gallery please visit www.palmerpartners.com



Services Connected:

Electricity - Yes

Gas - Yes

Water - Yes

Sewerage type - Mains

Telephone & Broadband coverage - Yes.

Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. We are advised there is an annual charge of £250 in order to maintain communal areas.

Agents note: Occupiers must be at least 60 years of age.

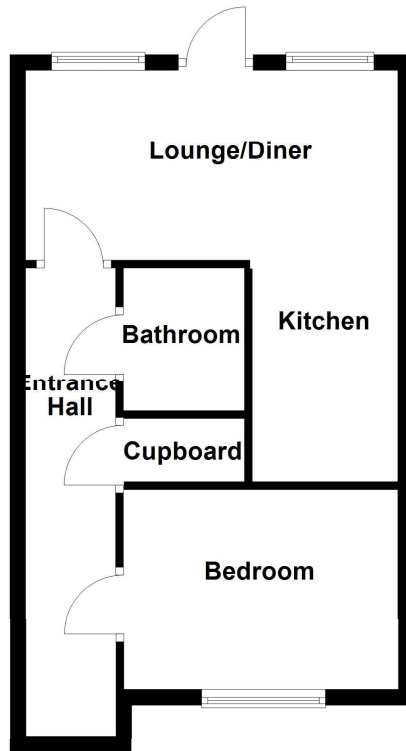
Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through Palmer & Partners



Ground Floor



Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.

ENTRANCE HALL

BEDROOM

3.53m x 3.48m (11'7 x 11'5)

SHOWER ROOM

LOUNGE/DINER

5.05m x 3.1m (16'7 x 10'2)

KITCHEN

2.9m x 1.96m (9'6 x 6'5)

OUTSIDE

Open plan lawned front garden with parking to the side of the complex for residents and visitors. Rear garden with astro turf, paved patio area, outside lighting, outside power points, enclosed by wooden fencing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(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	

For additional information and full photo gallery please visit

www.palmerpartners.com

Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances, and specific fittings have not been tested. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.