

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents



## Station Road Clacton-On-Sea, CO15 6PY

Sheen's Lettings & Management are delighted to offer FOR LET THIS OVER 60's ONE BEDROOM SECOND FLOOR APARTMENT situated close to Clacton's railway station and town centre. The block has a lift to all floors, communal lounge area, guest and laundry facilities. This development has daytime management staff and careline pull cord services. Call now for further information & to arrange a viewing.

- One Bedroom
- Second Floor
- Electric Heating
- Juliet Balcony
- Communal Car Park
- Lift To All Floors
- New Flooring (pending).
- Deposit £980.00
- Council Tax Band B
- EPC Rating B



**£850 Per Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### ENTRANCE DOOR/HALL

Storage cupboard housing immersion heater. Storage cupboard (freestanding). Doors to:

#### LOUNGE

20'6 x 10'10

Electric storage heater, patio style door with Juliet balcony.



#### VIEWS FROM LOUNGE



## KITCHEN

8'3 x 7'7

Fitted kitchen with integrated oven and hob. Space and plumbing facilities for washing machine. Double glazed window.



## BEDROOM

16'7 x 9'2

Electric storage heater, built in wardrobe with mirrored sliding doors. Double glazed window.



## BATHROOM

Comprising of a panel enclosed bath with shower screen and power shower. Low level W.C. Hand wash basin with pedestal. Fully tiled walls.



## COMMUNAL AREAS

Communal lounge. Communal garden and parking (none allocated). Other facilities for guests and laundry upon request (separate charges may apply).

## HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £196.00, this comes off the total deposit which is £980.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

## Right To Rent Checks

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance.

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## Selling properties... not promises

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