

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

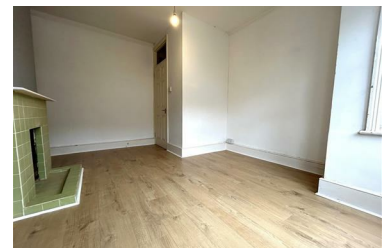
Sheen's
The Action Agents



Meredith Road Clacton-on-Sea, CO15 3AG

Sheen's Lettings & Management are pleased to be offering for let this **NEWLY REFURBISHED ONE BEDROOM GROUND FLOOR FLAT**. The property benefits from having a private rear garden and is available middle of April for a long term let.

- One Bedroom
- Working/Retired Tenants Only
- No Pets
- Newly Refurbished
- Ground Floor
- Private Rear Garden
- Permit Parking Road
- Long Term Let
- Council Tax Band A
- EPC Rating C



£725 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Double glazed entrance door to:

COMMUNAL HALLWAY

Access to both flats.

ENTRANCE HALLWAY

Doors to:

LOUNGE

14'9" x 10'3"



BEDROOM

11'8" x 9'3"



DINING ROOM

11'5" x 10'6"

Understair cupboard - archway to:



KITCHEN

8'6" x 6'0"

Newly refurbished kitchen, comprising of cupboards at both eye and floor level. Space and plumbing facilities for washing machine, space for freestanding cooker, part tiled walls. UPVC double glazed door leading to garden.



BATHROOM

Newly refurbished bathroom, consisting of paneled enclosed bath, shower attachment, low level WC, wash hand basin pedestal. Part tiled walls.



REAR GARDEN

Private rear garden. Communal Front area.



PARKING

Meredith Road is a paid permit zone. Permits can be obtained through Tendring District Council.

Particular Disclaimer

All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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 £167.00, this comes off the total deposit which is £836.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.



Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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