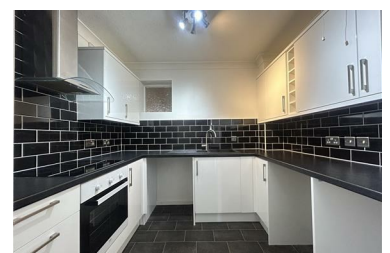




## 1 Rosemary Road Clacton-On-Sea, CO15 1NY

Sheen's Letting's & Management are pleased to offer FOR LET THIS MODERN TWO BEDROOM GROUND FLOOR FLAT which is situated adjacent to Clacton's seafront. The Property is located on the fringes of Clacton town centre and within half a mile of the mainline railway station. An early internal inspection strongly advised to appreciate the spacious accommodation and decor on offer.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Modern Shower Room
- Allocated Parking
- Fully Double Glazed
- Deposit £1096.00
- Council Tax Band B
- EPC Rating E



**£950 Per Calendar Month**

The accommodation comprises approximate room sizes:

Entrance door with security entry phone system to;

## COMMUNAL ENTRANCE HALL

Additional door to further shared communal hall (with one other flat) with private entrance door to entrance hallway.



## ENTRANCE HALL

Electric storage heater. Built in airing cupboard. Doors to all rooms including multi panel glazed folding doors to:

## LOUNGE

18'3" max into bay x 11'8" nar 8'3"

Electric storage heater. Double glazed bay window to front with views across road to greensward and sea front beyond.

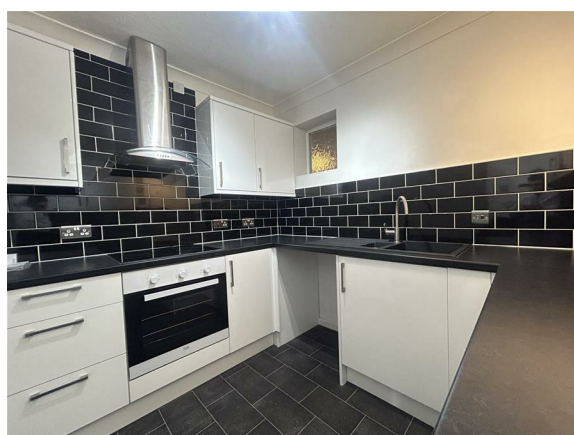




## KITCHEN

8'7" x 7'2" max

Fitted with white gloss fronted units with granite effect rolled edge work surfaces. Drawers, cupboards and storage space under. Inset single drainer sink unit with half bowl and mixer tap. Inset four ring ceramic electric hob with oven under. Extractor hood above. Under counter fridge/freezer spaces. Space and plumbing for washing machine. Tiled splash backs. Matching wall units. Internal window to rear.



## BEDROOM ONE

Electric panel heater. Two double glazed windows to front with views over road to greensward and sea front beyond.



## BEDROOM TWO

Electric panel heater. Two double glazed windows to front with views over road to greensward and sea front beyond.



## SHOWER ROOM

Fitted with a modern white suite comprises double shower cubicle with integrated shower with chrome effect attachment. Vanity hand wash basin with storage under. Low level W.C. Ceramic tiled floor. Fully tiled walls. Extractor fan. Wall mounted electric heater.



## OUTSIDE

To the front are communal gardens. One allocated parking space to the rear.

## CLACTON SEA FRONT

Clacton's regenerated beaches and seafront are located across the road from the property.



## HOLDING DEPOSIT

Pleased 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 £219.00, this comes off the total deposit which is £1096.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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

---

---

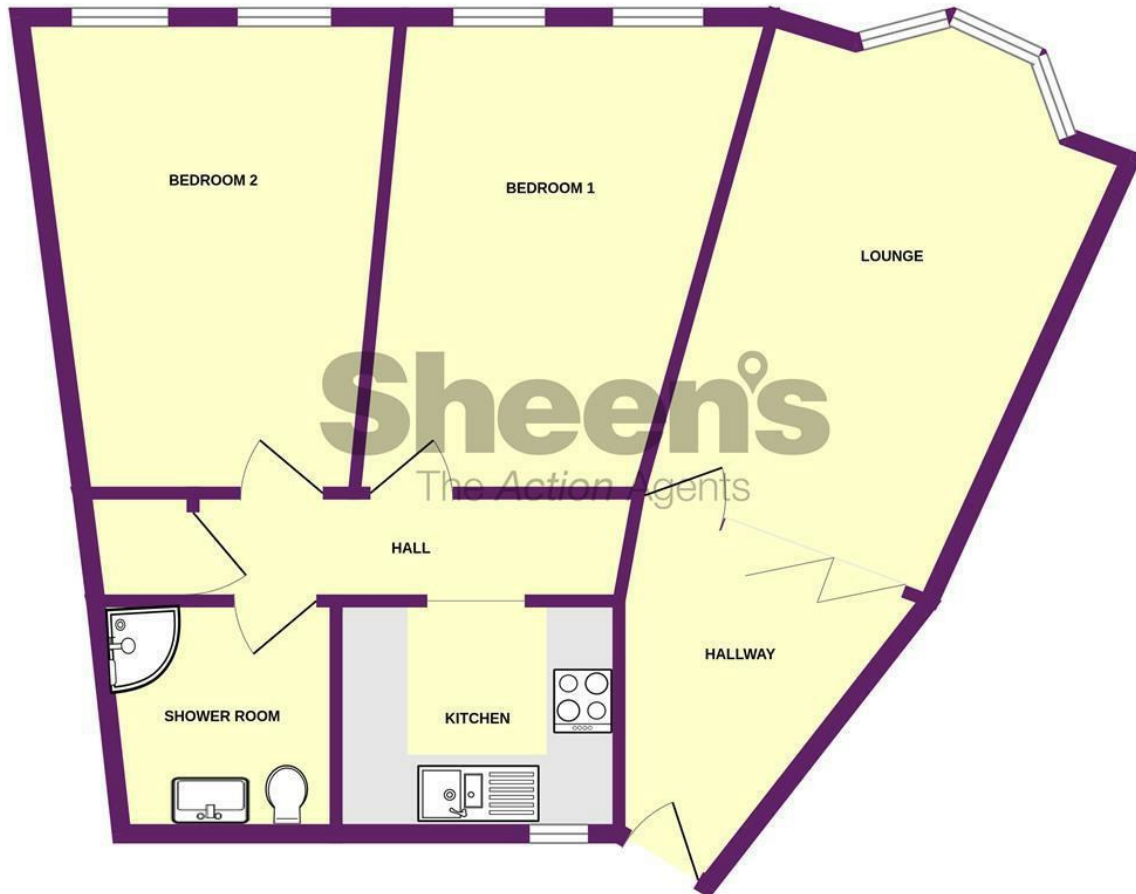
1 Rosemary Road, Clacton-On-Sea, CO15 1NY

---

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,



## GROUND FLOOR



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.  
Made with Metropix ©2023

## Selling properties... not promises

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ [lettings@sheens.co.uk](mailto:lettings@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)