



Vista Road Clacton-on-Sea, CO15 6AT

Sheens Lettings & Management are delighted to offer for let this **TWO BEDROOM FIRST FLOOR FLAT** located in the popular East area of Clacton-on-Sea. The property benefits from a garage & gas central heating. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- First Floor
- Garage (In Block, Last On Right)
- Fully Double Glazed
- Deposit £1067.00
- Council Tax Band B
- EPC Rating D



£925 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

13'10 x 11'5

Radiator. Window to Front.



BEDROOM ONE

11'2 x 9'5

Double glazed window to rear. Radiator.



BEDROOM TWO

11'6 x 9'5

Double glazed window to rear. Radiator.



KITCHEN

9'7 x 9'5

Cupboards at both eye and floor level, integrated oven and hob, extractor hood above, space & plumbing facilities for washing machine, part tiled walls. Double glazed window to front. Radiator.



BATHROOM

Panel enclosed bath, shower attachment above. Low level W.C. Part tiled walls. Double glazed window to side.



GARAGE

Property comes with a garage.



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 £213.00, this comes off the total deposit which is £1067.00. 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.

Selling properties... not promises

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Sheen's
The *Action* Agents

