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

Sheen's
The *Action* Agents

Victoria Heights
Clacton-On-Sea, CO15 6QA

Sheen's Lettings & Management are pleased to offer for let this ONE BEDROOM SECOND FLOOR FLAT conveniently located opposite Clacton-on-Sea's mainline railway station and within a quarter of a mile of Clacton-on-Sea's town centre and seafront. The property is presented on an unfurnished basis Internal viewings are highly recommended so call now to arrange a viewing.

- One Bedroom
- Electric Heating
- Second Floor (No Lift Access In Block)
- Situated Close to Clacton Railway Station
- Situated Close to Town Centre
- No Off Road Parking
- Spacious Bedroom 15'10 X 12'
- Deposit £923.00
- Council Tax Band B
- EPC Rating D

£800 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

15'2 x 10'8

Double Glazed Windows to front and side. Electric Heater.

KITCHEN

8'7 x 6'7

Comprises of laminated rolled edge work surfaces with inset stainless steel single drainer sink unit. Inset electric four ring hob with oven under. Space and plumbing facilities for washing machine and space for fridge freezer. Selection of matching cupboards and drawers at both eye and floor level. Double glazed window to front.

BEDROOM

15'10 x 12'

Double glazed windows to front and side. Electric heater.

BATHROOM

White suite comprising; Low level W.C. Pedestal wash hand basin. Panelled bath. Half tiled walls. Double glazed window to side.

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 £184.00, this comes off the total deposit which is £923.00. 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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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

The Property Ombudsman SALES

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