

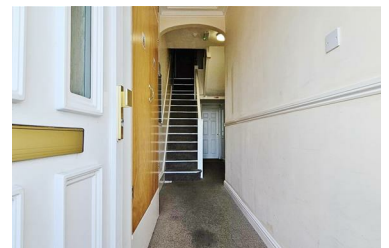


## The Parade Walton-on-the-Naze, CO14 8AP

Sheen's Lettings & Management are pleased to be offering this ONE BEDROOM GROUND FLOOR FLAT situated in a seafront location in Walton-on-the-Naze. This property has recently been refurbished and is available now. Please call us on 01255 852555 to book your viewing.

- Ground Floor Flat
- One Bedroom
- Lounge/Kitchen
- Newly Fitted Shower Room
- Fully Double Glazed
- Gas Central Heating
- Available Now
- EPC Rating - D
- Council Tax Band - A

**£725 Per Calendar Month**



## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

Communal entrance door with access via security intercom system to:

## COMMUNAL ENTRANCE HALLWAY

Stair flight to all floors. Personal entrance door to:



## LOUNGE/KITCHEN

Recently fitted kitchen. High gloss grey fronted units at both eye and floor level. Laminated square edge work surfaces with inset stainless steel single drainer sink unit. Inset electric oven with gas hob. Extractor hood above. Tile splash back. Washing machine to remain. Wall mounted gas boiler serving hot water and central heating. Lounge area - Radiator. Double glazed window to side. Door to:





## BEDROOM

Double glazed window to rear. Door to:



## SHOWER ROOM

Newly fitted shower room. Shower cubicle with wall mounted shower. Sink in vanity unit with cupboards under. Low level WC. Wall mounted heated towel rail. Part tiled walls. Two double glazed windows to side.



## OUTSIDE



### Checks For Right To Rent

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,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



## 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.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents