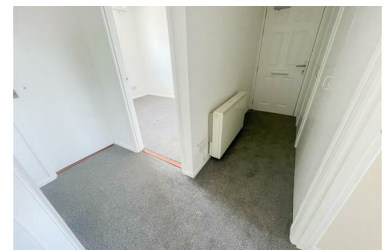




Gatefield Close Walton On The Naze, CO14 8SN

Sheens Letting & Management are pleased to offer to market this **TWO BEDROOM SECOND FLOOR FLAT**. The property has recently undergone refurbishment and benefits from having double glazed windows, newly fitted carpets and decoration throughout. A viewing is highly recommended to appreciate the accommodation on offer. Please call us on 01255 852555 to book your viewing.

- Two Bedrooms
- Kitchen
- Lounge
- Bathroom
- Working/Retired Tenants - DSS Considered
- No Pets
- Garage & Communal Parking
- Close To Local Shopping Centre
- Council Tax Band B
- EPC Rating D



£1,075 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

Communal entrance door leading to:

COMMUNAL HALLWAY

Stair flight to all floors. Personal entrance door to:

ENTRANCE HALLWAY

Wall mounted storage heater. Storage cupboards. Doors to:



LOUNGE

** Photograph to follow once the carpet has been laid **. Wall mounted storage heater. Open access to:



KITCHEN

Wall mounted wood effect fronted units at both eye and floor level. Laminated rolled edge work surfaces with inset single drainer circular ceramic sink unit. Space and plumbing for washing machine. Space for cooker. Space for fridge freezer. Part tiled walls. Double glazed window to front.



BEDROOM ONE

Double glazed window to rear.



BEDROOM TWO

Storage cupboard. Double glazed window to front.



BATHROOM

Three piece white suite. Low level WC. Pedestal hand wash basin. Panel enclosed bath with shower attachment. Part tiled walls. Tiled flooring. Double glazed window to front.



OUTSIDE

Communal gardens and parking.

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 £253.00, this comes off the total deposit which is £1269.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

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 their 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.



Selling properties... not promises

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Sheen's
The *Action* Agents

