



Waltham Way Frinton-On-Sea, CO13 9JQ

Sheen's Lettings & Management are pleased to be offering to the market this TWO BEDROOM GROUND FLOOR MAISONETTE situated inside the prestigious 'Frinton Gates'. The property is within 500 metres of Frinton's seafront and within a quarter of a mile of the town centre and mainline railway station. This is available for 12 months and is available from the 10th June 2022. Internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Ground Floor Maisonette
- Two Bedrooms
- Available 10th June
- Gas Central Heating
- Off Road Parking
- 12 Month Contract
- No Pets
- Working / Retired Tenants Only
- Garage
- EPC Rating - TBC



£875 Per Calendar Month

DRAFT DETAILS - NOT YET APPROVED BY LANDLORD

Accommodation comprises with approximate room size

UPVC double glazed entrance door leading to:

Entrance Hallway

Vinyl flooring. Storage cupboard. Doors to:



Bedroom One

11' x 10'8"

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

10'9" x 7'9"

Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Wall mounted towel rail. Obscured sealed unit double glazed window to side.



Lounge / Diner

16' x 10'9"

Radiator. Sealed unit double glazed window to front. Door to:



Kitchen

10'8" x 7'6"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Cooker to remain. Extractor hood. Further selection of matching units both at eye and floor level. Part tiled walls. Tiled flooring. Integrated fridge/freezer. Integrated dishwasher. Integrated automatic washing machine. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Sealed unit double glazed window to front. Obscured sealed unit double glazed door to side.



Outside

Hard standing concrete area providing off street parking for one vehicle. Raised bore to side laid with shingle. Access to communal drying area. Garage to rear of block.



Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

HOLDING DEPOSIT (for the reservation of a property)

Please note: This payment may not be refunded if the Tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which affects the suitability to rent the property. If the tenancy proceeds, the holding deposit compensates towards the damage deposit.

DEPOSIT

DEPOSIT - 5 WEEKS RENT

£1000
