

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

Sheen's
The Action Agents



Station Road Clacton-On-Sea, CO15 1SD

Sheens Lettings & Management are pleased to offer for let this **ONE BEDROOM SECOND FLOOR FLAT**. The property is located within hundred yards of Clacton-on-Sea's mainline railway station and town centre, call now to arrange a viewing.

- One Bedroom
- Working/Retired DSS Considered
- No Pets
- Fully Double Glazed
- Deposit £750.00
- No Off Street Parking
- Close To Town Centre
- New Carpets In Lounge, Bedroom & Entrance Hallway.
- Council Tax Band A
- EPC Rating C



£650 Per Calendar Month

LOUNGE

Radiator. Double glazed window to side. New carpet fitted.



BEDROOM

Radiator. Double glazed window to side. New carpet fitted.



KITCHEN

Cupboards at both eye and floor level. Space and plumbing facilities for washing machine, Integrated oven and hob, extractor hood above. Part tiled walls.



BATHROOM

Panelled enclosed bath, hand wash basin pedestal, low level W.C. Double glazed window to front.



COMMUNAL AREA

Communal area at rear of property.

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 £150.00, this comes off the total deposit which is £750.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there 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

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