



## Aquiline House, Weymouth Close Clacton-On-Sea, CO15 1XN

Sheen's Lettings & Management are delighted to offer FOR LET THIS TWO BEDROOM FIRST FLOOR FLAT in the sought after Martello Bay development. Property benefits from a modern fitted kitchen and allocated parking. The property is available to view now and viewings are highly recommended at the earliest convenience to avoid disappointment.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Martello Bay Development
- Parking
- Long Term Let
- Modern Fitted Kitchen
- Deposit £1067.00
- Council Tax Band B
- EPC Rating C



**£900 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises of approximate room sizes:

Communal entrance door. Security intercom system. Door to:

### COMMUNAL ENTRANCE HALLWAY

Stairflight to all floors.

### FIRST FLOOR LANDING

Entrance door to:

### ENTRANCE HALLWAY

Storage heater. Cupboard housing tank. Doors to:

### LOUNGE

14' x 13'11"

Double glazed windows to front. Electric storage heater. Newly carpeted, Open access to:



### KITCHEN

9' x 6'7"

Kitchen comprises of laminated rolled edge work surfaces. High gloss units above. Matching cupboards, drawers and storage space below. Integrated oven and hob. Chrome extractor hood above. Double glazed window to front.



### BEDROOM ONE

12'10 x 8'8"

Double glazed window to rear. Wall mounted electric heater. Newly carpeted.



## BEDROOM TWO

7'3" x 7'

Double glazed window to rear.



## BATHROOM

Three piece suite comprises of low level W.C. Pedestal wash hand basin. Panel enclosed bath with electric shower. Partially tiled walls.



## OUTSIDE

Parking. Communal gardens laid to lawn.

## CLACTON SEA FRONT

Clacton sea front is located approximately within 100 yards.



## 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 £207.00, this comes off the total deposit which is £1038.00. 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.

## Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract. 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.