

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

**Sheen's**  
The Action Agents



## Victoria Heights, Carnarvon Road Clacton-On-Sea, CO15 6QA

Sheen's Lettings & Management are pleased to offer for let this ONE BEDROOM THIRD FLOOR FLAT which benefits from having one off road parking space. Internal viewings are highly recommended so call now to arrange a viewing.

- One Bedroom
- Working/Retired Tenants DSS Considered
- No Pets
- Electric Heating
- One Secure Gated Parking Space
- Third Floor Flat
- Long Term Let
- Deposit £865.00
- Council Tax Band B
- EPC Rating C



**£725 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises approximate room sizes:

### COMMUNAL ENTRANCE

Entrance phone system, door to cupboard housing immersion heater. Doors to:

### LOUNGE

15'2 x 11'

Laminate floor, two double glazed windows to side aspect. Open archway into kitchen.



### KITCHEN

7'2 x 6'7

Fitted with a range of white laminate wall and base units. Laminate roll edge work surfaces. Part tiled walls. Integrated electric oven and hob with extractor hood over. Plumbing and space for washing machine. Double glazed window.



### BEDROOM

10' x 8'7

Laminate floor. Double glazed window to side aspect. Integrated wardrobe.



## BATHROOM

Modern white suite comprising of panel enclosed bath incorporating shower mixer and screen, low level W.C. Hand wash basin with pedestal. Part tiled walls. Obscure glass double glazed window.



## OUTSIDE

Key fob entry system through gates to car park with one allocated parking space. Coded pedestrian gated access.

## 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 £167.00, this comes off the total deposit which is £836.00. 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.



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## Selling properties... not promises

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