

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

Sheen's
The Action Agents



High Street Clacton-On-Sea, CO15 6PJ

Sheens Lettings & Management are pleased to be offering to the market this TWO BEDROOM FIRST FLOOR FLAT. Call for further details and arrange a viewing to avoid disappointment.

- Two Bedroom
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Deposit £1096.00
- First Floor Flat
- Fully Double Glazed
- Unfurnished
- Council Tax Band B
- EPC Rating C



£950 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

HALLWAY

Radiator.

LOUNGE

19'06 x 10'08

Double glazed window to front. Radiators.

KITCHEN

15'05x 6'02

Cupboards at both eye and floor level, integrated oven and hob. Part tiled walls.

BEDROOM ONE

11'10 x 10'06

Storage cupboard, can be used as wardrobe. Double glazed window to rear, radiator.

BEDROOM TWO

10'03 x 9'06

Fitted storage cupboard, can be used as wardrobe. Double glazed window to rear. Radiator.

BATHROOM

Panelled enclosed bath, shower attachment above, low level W.C. Window.

OUTSIDE REAR

Communal garden space to rear, shared with other flats.

OUTSIDE FRONT

Property comes with one parking space, visitor parking that is communal.

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 £219.00, this comes off the total deposit which is £1096.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

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 deposits. All internal some external photographs are taken using wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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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