

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

**Sheen's**  
The Action Agents



## 15-17 London Road Clacton-on-sea, CO15 3SW

Sheen's Lettings & Management are pleased to be offering to let this ONE BEDROOM FIRST FLOOR MAISONETTE situated in London Road, Clacton-on-Sea. The property is presented unfurnished and benefits from off road parking to the rear of the block. This maisonette is available for a long term let now so call now for more details and to arrange a viewing.

- One Bedroom
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- First Floor
- Off Road Parking
- Long Term Let
- Deposit £894.00
- Council Tax Band A
- EPC Rating C



**£775 Per Calendar Month**

## EXTERIOR



## LOUNGE KITCHENTTE

Cupboards at both eye and floor level, integrated oven and hob, space for fridge freezer. New neutral colour carpet has been laid down in lounge area.



## BATHROOM

Panelled enclosed bath, shower attachment above, low level W.C. Hand wash basin pedestal.



## BEDROOM

Storage cupboard, window. New neutral colour carpet has been laid down.



## EXTERNAL



## 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 £178.00, this comes off the total deposit which is £894.00. 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

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG

☎ 01255 225559 ✉ [lettings@sheens.co.uk](mailto:lettings@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

