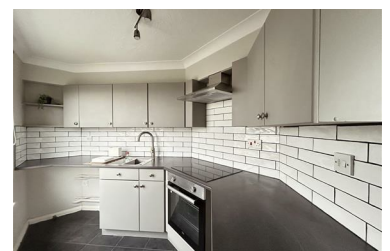




## Marina Point Clacton-on-Sea, CO15 1AH

Sheen's Letting & Management are pleased to offer FOR LET THIS ONE BEDROOM THIRD FLOOR APARTMENT. The property benefits from superb sea views & views of Clacton's bowling green & seafront. The property is positioned within 100 meters of Martello Bay's beach. An internal viewing is highly recommended to appreciate the accommodation on offer.

- One Bedroom
- Working/Retired DSS Considered.
- No Pets
- Corner Turret Position
- Deposit £917.00
- Sea Views Throughout Property
- Modern Fitted Kitchen
- Off Road Parking (No Commercial Vehicles Allowed In Car Park)
- Council Tax Band A
- EPC Rating D



**£795 Per Calendar Month**

### LOUNGE

18'1" x 10'8"

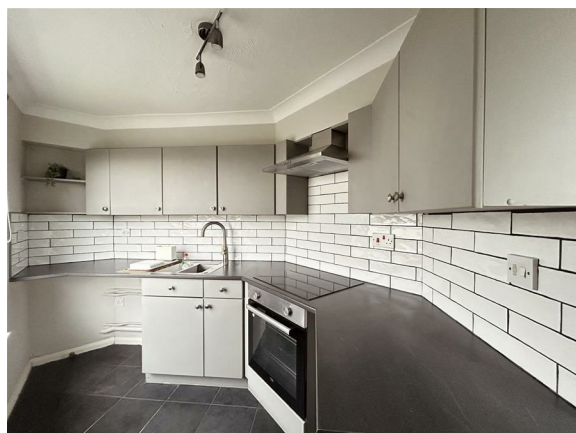
Radiator. Juliette balcony providing sea views.



### KITCHEN

10'7" x 8'1"

Modern fitted kitchen, comprising of part tiled walls, integrated electric oven and hob. extractor hood above. cupboards at both eye and floor level, storage radiator, double glazed window to front with sea views.



### BATHROOM

Panel enclosed bath, shower attachment, low level W.C. Pedestal hand wash basin, fully tiled walls.



### BEDROOM

12'10" x 10'1"

Double glazed window to front of property providing sea views. Built in wardrobes, storage radiator, thermal storage water heater.



### SEA VIEWS



### OUTSIDE

Maintained communal gardens. Private car park.

Please note that commercial vehicles are not allowed within the car park. This restriction is not just for trade vehicles, but any vehicle registered with the DVLA as a commercial vehicle.



### MARTELLO BAY BEACH

The property is positioned within 100 meters of Martello Bay's beach.



### 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 £183.00, this comes off the total deposit which is £917.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their 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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**Sheen's**  
The *Action* Agents

