



Marina Point Clacton-on-Sea, CO15 1AH

Sheen's Letting's & Management are delighted to offer FOR LET THIS MODERN TWO BEDROOM SECOND FLOOR FLAT which benefits from views over Clacton's bowling green and seafront. The property should be viewed at the earliest convenience to appreciate the accommodation on offer. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Communal Parking (No Commercial Vehicles Allowed).
- Sea Views
- Deposit £1096.00
- Council Tax Band B
- EPC Rating C



£950 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALLWAY

Airing cupboard, storage heater.

BEDROOM ONE

10'2" x 9'5"

Storage heater.



BEDROOM TWO

10'0" x 6'6"

Storage heater.



LOUNGE

12'8" x 12'0"

Storage heater, patio doors to Juliette balcony with direct sea views.



LOUNGE SEA VIEWS

Direct Sea Views from lounge.



KITCHEN

8'6" x 6'9"

Open access from lounge. Modern fitted kitchen with a range of Beech style laminated units. Marble effect rolled edge work surfaces with cupboards, drawers and storage space under. Inset stainless steel single drainer sink unit with mixer taps. Integrated four ring electric hob with extractor over. Integrated stainless steel oven with integrated stainless steel microwave. Integrated fridge and freezer. Integrated dishwasher. Fully tiled walls, tiled floor. Direct sea views from kitchen.



BATHROOM

White suite comprising panelled bath with mixer taps with wall mounted shower attachment over. Pedestal wash hand basin. Low level WC. Fully tiled walls. Tiled flooring. Sunken spotlights. Heated towel rail.



MARTELLO BAY BEACH

Property is positioned appropriately within 100 meters of Martello Bay's beach.



EXTERIOR

Access to the property is gained via Wash Lane to a communal Parking area and communal refuse area. Please note no commercial vehicles are allowed to be parked in the car park.

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 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.

Selling properties... not promises

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Sheen's
The *Action* Agents

