



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. Call now for further details and to arrange a viewing.

- One Bedroom
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Off Road Parking
- Deposit £917.00
- First Floor Maisonette
- Long Term Let
- Council Tax Band A
- EPC Rating C



£795 Per Calendar Month

Accommodation Comprises

The accommodation comprises approximate room sizes:

Red composite entrance door:

ENTRANCE HALLWAY

Stair flight to:

FIRST FLOOR LANDING

Newly Carpeted. Electric night storage heater. Built in storage cupboard.

LOUNGE KITCHENETTE

21'7 into bay 9'6

Newly Carpeted. Electric night storage heater. Sealed unit double glazed window to side. Sealed double glazed box bay window to front.



KITCHEN

Fitted with a range of wood effect laminate fronted units. Laminate rolled edge work surfaces with cupboards and drawers below. Range of wall mounted units. Inset four ring electric hob with electric oven below and stainless steel extractor hood above. Inset one and a half bowl single drainer stainless steel sink unit. Space and plumbing facilities for washing machine, tall fridge/freezer space. Tiled flooring. Addition sealed double glazed window to side.



BEDROOM

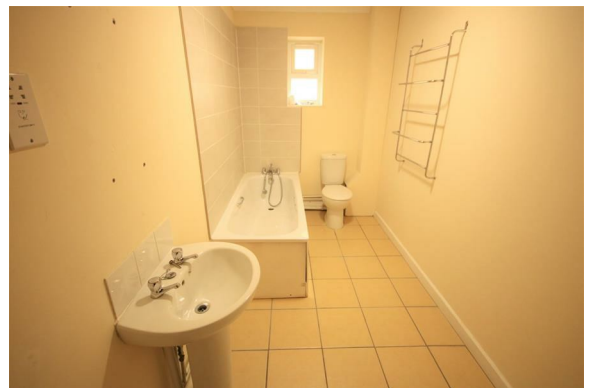
11' x 10'10

Newly Carpeted. Electric panel heater. Built in wardrobe. double glazed window to front.



BATHROOM

Fitted with a white suite. Panelled enclosed bath. Pedestal wash hand basin. Low level WC. Tiled flooring. Extractor fan. Sealed unit double glazed window to side.



OUTSIDE

Property benefits from allocated parking space. Communal garden areas.

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.

Selling properties... not promises

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Sheen's
The *Action* Agents

