



Rosemary Crescent Clacton-On-Sea, CO15 1UH

Sheen's Letting's & Management are pleased to offer FOR LET this spacious THREE BEDROOM FIRST FLOOR FLAT located in the heart of Clacton-on-Sea's town centre. The property is positioned within 200 meters of Clacton-on-Sea's recently regenerated beaches and seafront. An internal inspection is highly recommended to appreciate the accommodation to offer. Call now for further details and to arrange a viewing.

- Three Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Bathroom Suite
- Separate W.C
- Long Term Let
- Close To Seafront
- Council Tax Band B
- EPC Rating C



£1,300 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

UPVC double glazed entrance door leading to;

ENTRANCE HALL

Radiator. Doors to;

LOUNGE

15'7 x 12'1

Radiator. Double glazed window to front.



KITCHEN

12'6 x 8'4

Fitted kitchen suite comprising; Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing facilities for washing machine. Space for fridge and freezer. Space for freestanding cooker. Part tiled walls. Double glazed window to rear.



INNER HALL

Two storage cupboards. Doors to;

BEDROOM ONE

12'7 x 12'5

Radiator. Storage cupboard housing wall mounted gas boiler.
Double glazed window to side.



BEDROOM TWO

15'8 x 11'5

Radiator. Double glazed window to front.



BEDROOM THREE

12'2 x 7'11

Radiator. Double glazed window to front.



BATHROOM

Comprises; pedestal hand wash sink basin. Pedestal bath with wall mounted shower-head above. Part tiled walls.



SEPERATE W.C

Comprising; Low level W.C. Glazed window to front.



OUTSIDE

Access via rear of block. Stairs leading to first floor.



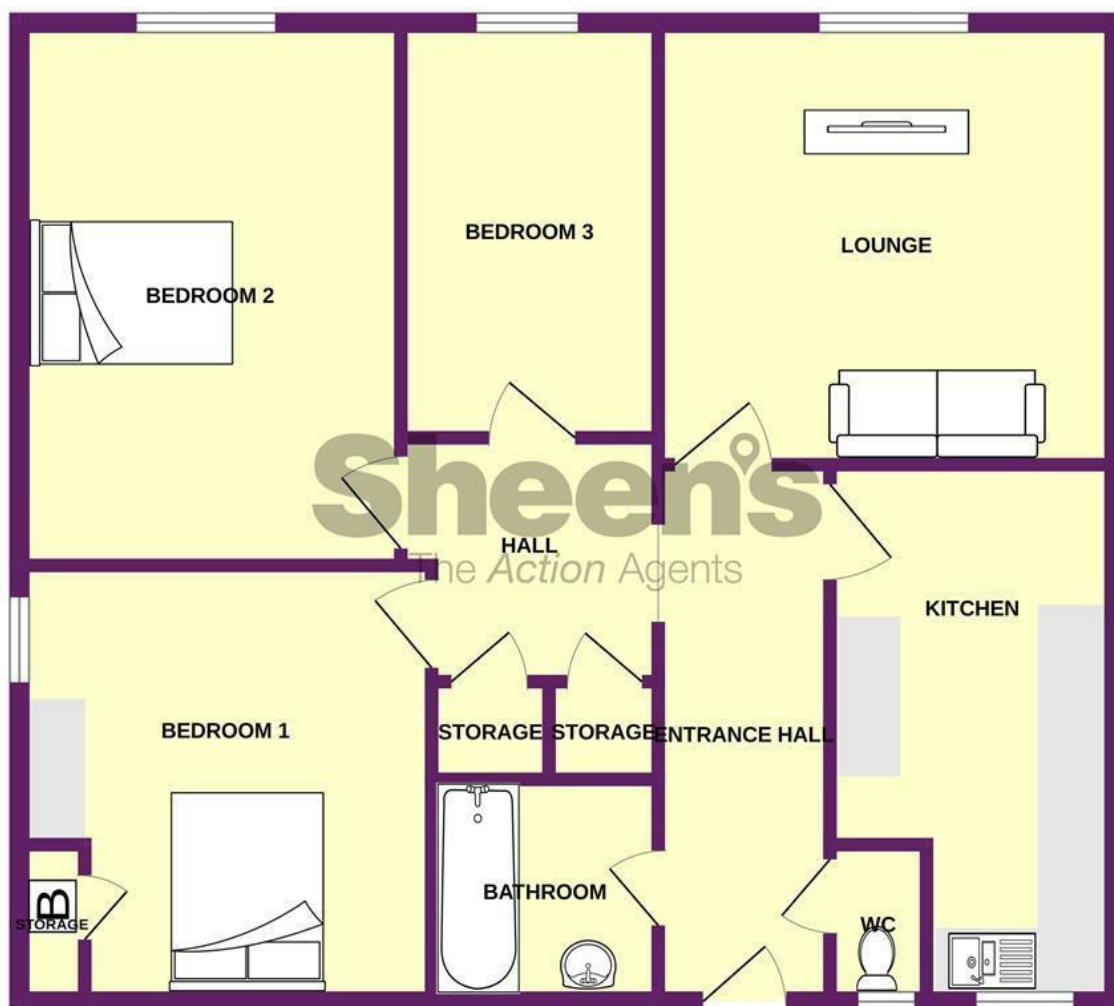
HOLDING DEPOSIT

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 £300.00, this comes off the total deposit which is £1500.00. 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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The Action Agents

