



Empire Court Clacton-on-Sea, CO15 3DL

Sheens Lettings & Management are pleased to offer FOR LET THIS ONE BEDROOM SECOND FLOOR FLAT situated in this purpose built block. The property benefits from being situated approximately one mile of Clacton town centre & mainline railway station with directly links to London Liverpool Street. The property is presented on an unfurnished basis. Call now for further details and to arrange a viewing.

- One Bedroom
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Open Lounge/Kitchen
- Second Floor (No Lift In Block)
- Off Road Parking (Private Car Park For Residents)
- No Children
- Council Tax Band A
- EPC Rating C



£725 Per Calendar Month

COMMUNAL ENTRANCE TO BLOCK

Communal door. Stairs to each floor.

LOUNGE

Electric storage heater.



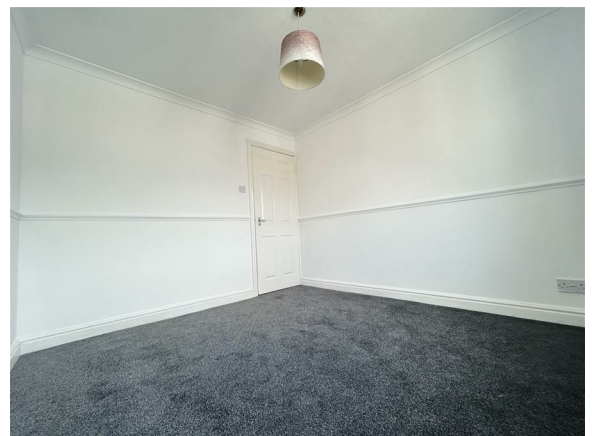
KITCHEN

Cupboards at both eye and floor level, Integrated oven and hob, space and plumbing facilities for washing machine. Part tiled walls.



BEDROOM ONE

Electric storage heater.



BATHROOM

Panelled enclosed bath, hand wash basin pedestal, part tiled walls.



EXTERIOR

Private car park providing parking.

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 £167.00, this comes off the total deposit which is £836.00. 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

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Sheen's
The *Action* Agents

