



## Chamley Court Holland-on-Sea, CO15 5LW

Sheen's Letting's & Management are pleased to offer FOR LET this TWO BEDROOM FIRST FLOOR MAISONETTE situated in this sought after position in Holland-on-Sea. The property is presented on an unfurnished basis and internal viewings are highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Fully Double Glazed
- Deposit £1096.00
- First Floor
- Sought After Area In Holland-On-Sea
- Council Tax Band B
- EPC Rating E

**£950 Per Calendar Month**



## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE

14'9" x 11'0"

Double glazed window to front. Radiator.



### BEDROOM ONE

13'10" x 11'0"

Double glazed window to side, radiator.



### BEDROOM TWO

10'5" x 8'3"

Double glazed window to front. Radiator.





### KITCHEN

11'6" x 9'0"

Integrated oven and hob, extractor hood above, cupboards at both eye and floor level, space and plumbing facilities for washing machine, part tiled walls. Double glazed window to rear.



### BATHROOM

Panelled enclosed bath, shower attachment above. Hand wash basin pedestal, low level W.C. Part tiled walls. Double glazed window to side.



### 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.

### 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.



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

