



Oulton Hall Clacton-On-Sea, CO15 6JU

Sheens Lettings & Management are delighted to offer FOR LET this TWO BEDROOM FIRST FLOOR FLAT which is located in the sought after area in East Clacton. Property is located at the rear of the seafront building of Oulton Hall. The property is conveniently positioned within half a mile of Clacton's town centre and mainline railway station. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Close to seafront
- Fully Double Glazed
- First Floor
- Deposit £951.00.
- Council Tax Band A
- EPC Rating D

£825 Per Calendar Month



Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALLWAY

Airing cupboard, radiator.

LOUNGE

12'2 x 10'3

Window to side and window to rear of property, electric storage heater.



BEDROOM ONE

11'6 x 9'3

Window to side, electric storage heater.



BEDROOM TWO

7'4 x 7'4

Window to rear property, electric storage heater.



KITCHEN

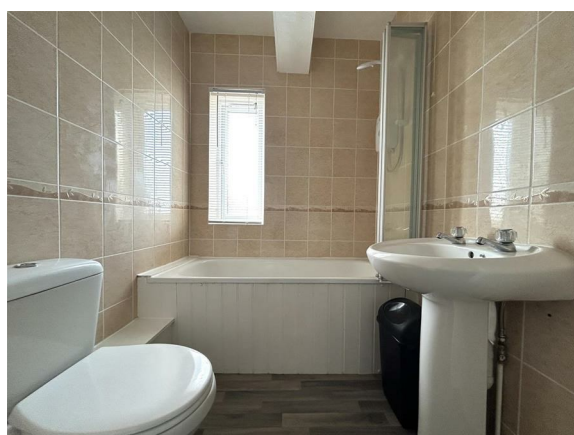
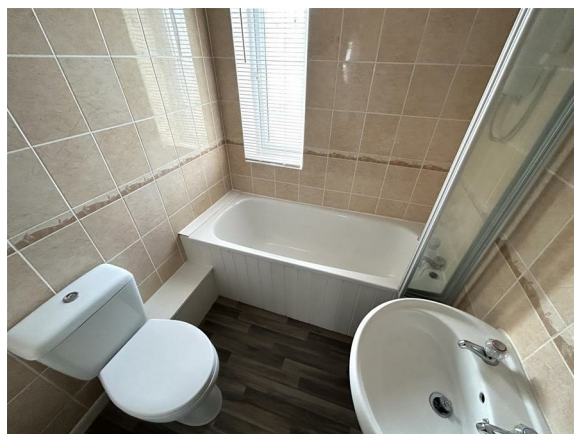
10 x 5'3

Cupboards and drawers at both eye and floor level, integrated electric oven and hob, space and plumbing facilities for washing machine, part tiled walls, window to side.



BATHROOM

Panelled enclose bath, shower attachment above, hand wash basin pedestal, low level W.C. Fully tiled walls, window to side.



CLACTON SEA FRONT

Clacton's recently regenerated beaches and sea front are located around 100 metres away.



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 £190.00, this comes off the total deposit which is £951.00. 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

