



## Marina Point Clacton-on-Sea, CO15 1AH

Sheen's Letting & Management are pleased to offer FOR LET THIS TWO BEDROOM FIRST FLOOR FLAT situated close to Clacton-on-Sea's sea front and benefits from having Distant SEA VIEWS. The property is positioned within 100 meters of Martello Bay's beach. The accommodation is located approximately half a mile from Clacton's town centre and three quarters of a mile from Clacton's mainline railway station. An internal viewing is highly recommended to appreciate the accommodation on offer.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Electric Heating
- Distant Sea Views
- Communal Parking & Gardens (Commercial Vehicles Prohibited)
- Fully Double Glazed
- Deposit £1096.00
- Council Tax Band B
- EPC Rating C



**£950 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

Wooden entrance door to;

#### ENTRANCE HALL

Wall mounted electric heater. Doors to;

#### LOUNGE

12'4" x 11'8"

Wall mounted storage heater. Juliet balcony with UPVC double glazed sliding door offering distant sea views. Door to;



#### LOUNGE VIEWS





### KITCHEN

9' x 7'2"

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with single drainer stainless steel sink unit with stainless steel mixer tap. Inset four ring electric with oven under and extractor hood above. Space and plumbing for washing machine. Space for fridge and freezer. Selection of matching wall units and cupboards and drawers at both eye and floor level. Part tiled. Double glazed window to front offering distant sea views.



### BEDROOM ONE

10'3" x 9'4"

Built in wardrobes with mirror sliding doors. Wall mounted electric radiator (not tested). Double glazed window to rear.



### BEDROOM TWO

10'0" x 7'2"

Wall mounted electric radiator. Double glazed window to rear.



### BATHROOM

Three piece white suite comprising; Low level W.C. Pedestal hand wash sink basin. Panelled bath with wall mounted shower head attachment above. Fully tiled.



### OUTSIDE

Private car park providing communal parking areas accessed via both Coan Avenue & Wash Lane. Communal maintained lawned gardens with bin areas. Disclaimer, please note that commercial vehicles are not allowed within the car park. This restriction is not just for trade vehicles, but any vehicle registered with the DVLA as a commercial vehicle.



### CLACTON SEA FRONT

Clacton sea front is located within short walking distance.



### 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 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.



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## Selling properties... not promises

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The *Action* Agents

