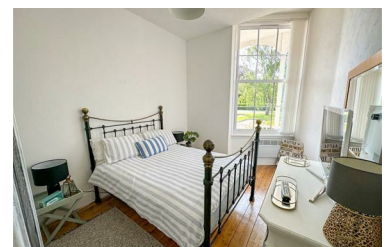




Lyon Close Clacton-On-Sea, CO15 6EF

Sheen's Letting's & Management are delighted to offer FOR LET this TWO BEDROOM GROUND FLOOR FLAT with its own veranda is located in the former Middlesex Hospital. This imposing building occupies a prestigious location in the East Clacton Area directly opposite the sought after "Gardens" area with it's landscaped gardens, call now for further information and to arrange a viewing.

- Two Bedrooms
- No Pets
- Electric Heating
- Ground Floor
- Shower Room
- Communal Parking And Garden
- 22'6 max. Lounge/Kitchenette
- Fully Double Glazed
- Council Tax Band A
- EPC Rating E



£1,100 Per Calendar Month

ACCOMODATION COMPRISES

The accommodation comprises approximate room sizes:

COMMUNAL ENTRANCE DOOR

Communal part glazed wooden entrance door with security intercom system to:

COMMUNAL ENTRANCE HALLWAY

Lift and stair flight to all floors. Entrance door to property. Property can also be accessed via double glazed entrance doors from Veranda.

ENTRANCE HALLWAY

Electric night storage heater. Part wood panel flooring. Double glazed sash window to rear. Built in airing cupboard. Doors to:

BEDROOM ONE

14'7 nar 11'9 x 9'5

Electric night storage heater. Double glazed window to front.



BEDROOM TWO

13'10 max 5'9

Electric night storage heater. Double glazed window to rear.



SHOWER ROOM

Walk in shower cubicle with glazed shower screen. Vanity wash hand basin with cupboard below. Low level W.C. Wood effect flooring.



LOUNGE/KITCHENETTE

22'6" nar 19'3" x 11'7"

Wood panel flooring. Electric night storage heater. Double glazed window and double glazed double doors to front covered Veranda. Kitchenette area comprises square edge wooden work surface with twin butler sink and mixer tap. Cooker space. Space and plumbing for washing machine. Fridge/freezer space. Tiled splash backs.



LOUNGE AREA VIEW



FRONT COVERED VERANDA



OUTSIDE

The property benefits from lawned communal gardens with array of mature trees. Communal parking spaces.



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 £253.00, this comes off the total deposit which is £1269.00. 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