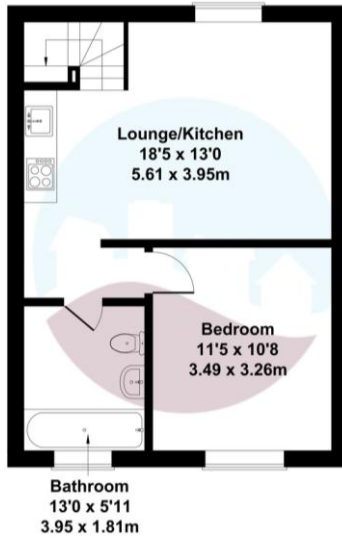


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655



Approximate Gross Internal Area  
 474q ft - 44 sq m

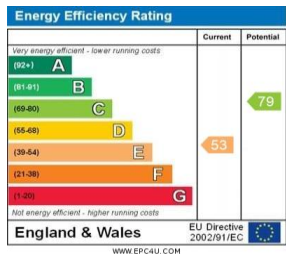


**Crescent Road**

**Rent: £695 pcm**

Walton On The Naze

Energy Efficiency Rating E



**Council Tax Band**  
 Council Tax Band TBC

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
 Frinton-On-Sea  
 Essex  
 CO13 9PT

**T:** 01255 677688  
**E:** admin@priorityestates.co.uk  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenant are advised to recheck the measurements.





### Property Description

Priory Estates are pleased to bring to the market this beautifully presented one bedroom third floor flat. Situated within a very short distance of the seafront, local amenities and Walton Railway Station with links to Colchester and London Liverpool Street. This property also benefits from being modern throughout and an open plan lounge/kitchen. Available from May on an unfurnished basis.



### Accommodation

Entrance Stairs  
Lounge/Kitchen (5.61m x 3.95m)  
Bedroom (3.49m x 3.26m)  
Bathroom

### Features

Close to Local Amenities  
Short Walk to Seafront  
Modern Throughout  
Open Plan Lounge/Kitchen  
Double Glazing



### Financial Requirements

A minimum of one month's rent, plus a deposit of £800 is required in cleared funds prior to the commencement of the tenancy.

### Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

### Restrictions

Certain Restrictions have been placed on this property, please ask for details.