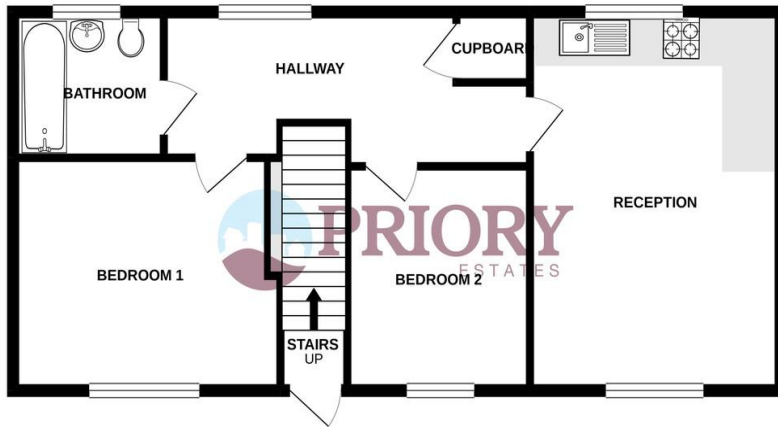


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



FIRST FLOOR



Secret Waters

Rent: £900 pcm

Hamford Park , Walton On The Naze

Energy Efficiency Rating B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		81	81

Council Tax Band
 Council Tax Band C

LOCAL AUTHORITY
 Tendring District Council

OFFICE
 88 Connaught Avenue
 Frinton-On-Sea
 Essex
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T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.co.uk
WhatsApp: 07972573258

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 tenants are advised to recheck the measurements.





Property Description

Priory Estates are delighted to present this modern first floor maisonette. The property benefits from spacious accommodation and has been finished to a high standard. Just a short walk to local amenities including Aldi, M&S food hall, Walton-On-The-Naze town centre and railway station with links to London. Available from May on an unfurnished basis.



Accommodation

Entrance Hallway
Lounge/Kitchen (5.48m x 3.68m)
Bedroom One (3.96m x 3.32m)
Bedroom Two (3.20m x 1.95m)
Bathroom

Features

Modern Throughout
Gas Central Heating
Double Glazing
Car Port
Close to Marks and Spencer Food Hall
Outside Storage



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,035 is required in deared 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.