

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



Saville Street

Rent: £1,000 pcm

Walton On The Naze

Energy Efficiency Rating B

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
81	81

England & Wales EU Directive 2002/91/EC
www.epc4u.com

Council Tax Band
Council Tax Band A

LOCAL AUTHORITY
Tendring District Council



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

T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.co.uk

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.





Accommodation

Entrance
 Open Plan Lounge/Kitchen (5.29m x 4.38m)
 Bedroom One (3.25m x 2.49m)
 Bedroom Two (3.17m x 2.90m)
 Bathroom (2.06m x 1.91m)

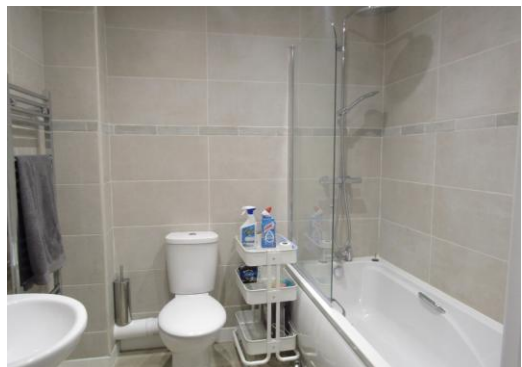
Features

Modern Throughout
 Close to Amenities & Transport Links
 Open Plan Lounge/Kitchen
 Integrated Appliances
 Double Bedrooms
 Communal Garden



Property Description

Priory Estates are delighted to bring to the rental market this two bedroom ground floor flat. Modern Throughout, this property also benefits from an open plan lounge/kitchen, two double bedrooms, communal garden, off road parking and is just a short walk to local amenities and Walton Railway Station, with links to Colchester and London Liverpool Street. Enquire for availability now on a furnished basis.



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,150.00 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.

