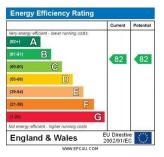
**Frinton Office** 

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

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







**Council Tax Band** Council Tax Band B

**LOCAL AUTHORITY Tendring District Council** 



OFFICE

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

T: 01255 677688

E: admin@prioryestates.co.uk

W: www.prioryestates.co.uk

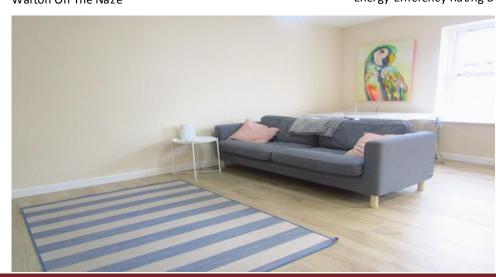
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.



**Saville Street** 

Walton On The Naze

Energy Efficiency Rating B









# **Property Description**

Priory Estates are delighted to bring to the rental market this two bedroom first 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.



Entrance Hallway

Open Plan Lounge/Kitchen (5.35m x 4.38m)

Bedroom One (3.25m x 2.62m)

Bedroom Two (3.24m x 2.60m)

Bathroom (2.37m x 2.05m)

## **Features**

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



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 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.

