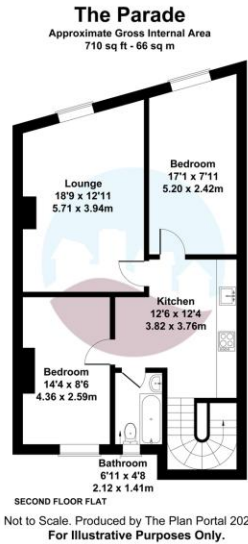


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
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 Tel: (01255) 506655

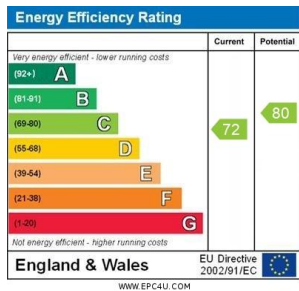


**The Parade**

**Rent: £850 pcm**

Walton On The Naze

Energy Efficiency Rating C



**Council Tax Band**  
 Council Tax Band A

**LOCAL AUTHORITY**  
 Tendring District Council



**OFFICE**  
 88 Connaught Avenue  
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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

A two bedroom second floor flat conveniently situated along the seafront of Walton-On-The-Naze, with just a short walk to local amenities and Walton Railway Station with links to Colchester and London Liverpool Street. This property benefits from being newly redecorated, off road parking and gas central heating. Available from October on an unfurnished basis.



### Accommodation

Entrance Stairs  
Kitchen (3.82m x 3.76m)  
Lounge (5.17m x 3.94m)  
Bedroom One (4.57m x 2.42m)  
Bedroom Two (4.36m x 2.59m)  
Bathroom

### Features

Sea Views  
Close to Local Amenities  
Off Road Parking  
Gas Central Heating  
Newly Redecorated  
Character Property



### Financial Requirements

A minimum of one month's rent, plus a deposit of £980.00 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.