

**Frinton Office**  
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 Essex CO13 9PT  
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**Seaview Heights**

**Rent: £1,100 pcm**

Walton On The Naze

Energy Efficiency Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Council Tax Band**  
 Council Tax Band D

**LOCAL AUTHORITY**  
 Tendring District Council



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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 delighted to present this two bedroom ground floor maisonette located in the ever sought after Seaview Heights development. Boasting uninterrupted sea views, a conservatory and off road parking, this property is just short walk to the seafront, local amenities and Walton Railway Station with links to Colchester and London Liverpool Street. Available from October on an unfurnished basis.



### Accommodation

- Entrance Porch
- Kitchen
- Lounge
- 2 Bedrooms
- Bathroom

### Features

- Sea Views
- Off Road Parking
- Communal Garden
- Conservatory
- Private Entrance
- Close to Local Amenities



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,265.00 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.