



## Seaview Court Walton-on-the-Naze, CO14 8DZ

\*Flat number 15 - 13 apartments available\*  
\*\* SPACIOUS APARTMENT with STUNNING SEA VIEWS \*\* Situated in the popular coastal town of Walton-on-the-Naze in a central location directly located on the Seafrost, Sheen's Estate Agents have the pleasure in bringing to the rental market this modern, well presented SPACIOUS ONE BEDROOM SECOND FLOOR APARTMENT with PARTIAL SEA VIEWS. The apartment is conveniently positioned within a stones throw from the Seafrost and the newly refurbished Pier and is within quarter of a mile of the Mainline Railway Station and Town Centre.

- One Bedroom 20' x 13'
- Working/Retired Tenants Only
- No Pets
- Gas Central Heating
- Spacious Apartment
- Integrated Kitchen Appliances
- Second Floor With Partial Sea Views
- Open Plan Lounge/Kitchen/Dining Area
- Council Tax Band C
- EPC Rating C



**£825 Per Calendar Month**

Communal entrance door with security intercom system leading to:

## Communal Hallway

Stair flight to all floors.

## First Floor

Further Stair flight leading to:

## Second Floor

Hardwood entrance door leading to:

## Hallway

Security intercom control panel. Wood laminate flooring. Loft access. Doors to:



## Bedroom

20' x 13'

Wood laminate flooring. Two radiators. Sealed unit double glazed sash window to side with partial Sea views.





## Lounge/Kitchen/Dining Area

20' x 13'

Fitted with a range of modern matching fronted units. Rolled edge work surface with inset four ring gas hob with built in oven under and fitted extractor fan above. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Wood laminate flooring. Built in storage cupboard. Sealed unit double glazed sash window to side with partial sea views.



## Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Fitted extractor.



### Checks For Right To Rent

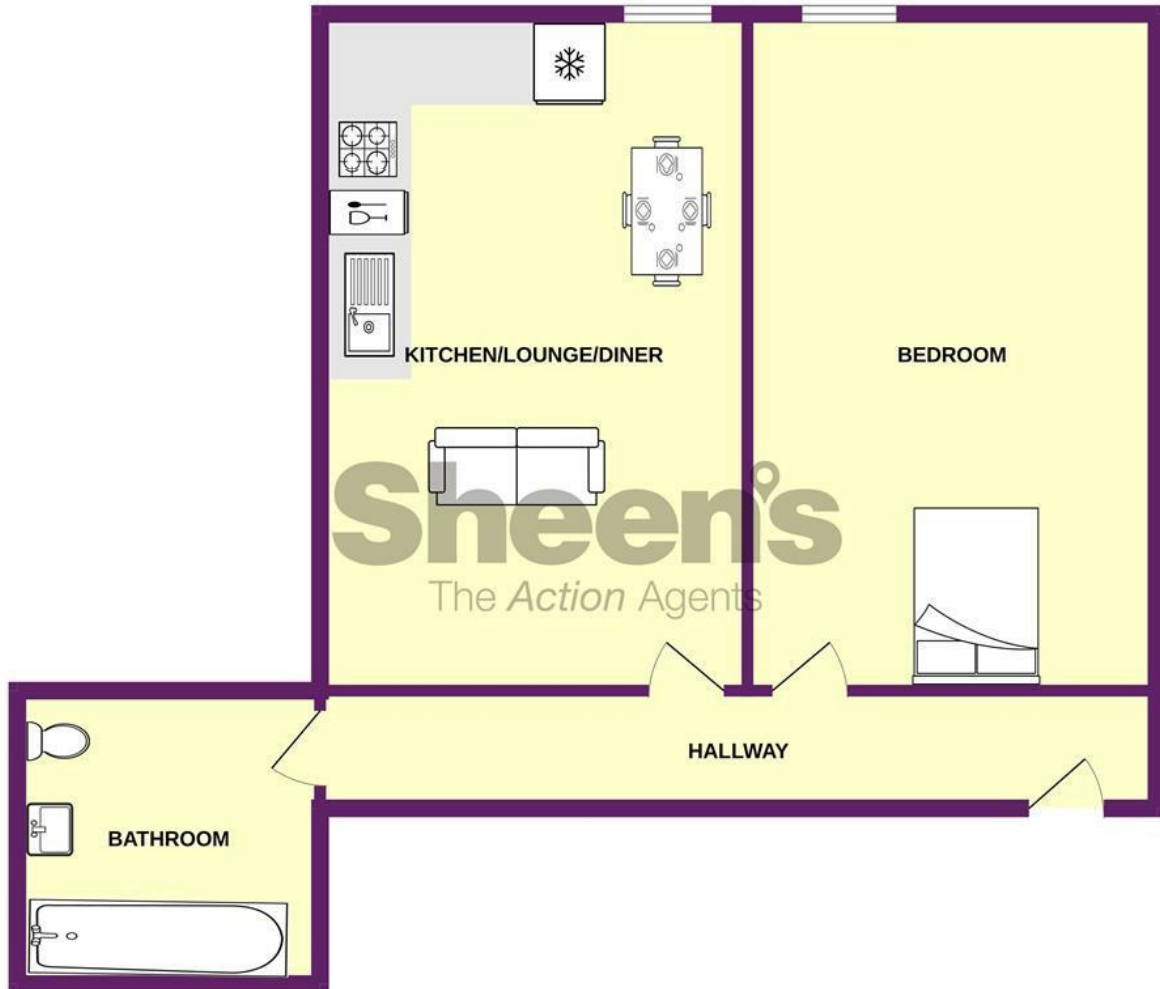
As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

### Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify there accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

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**Sheen's**  
The Action Agents