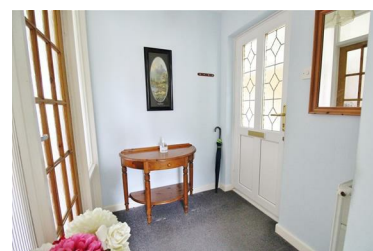




## Walton Road Walton-on-the-Naze, CO14 8LR

Sheen's Letting & Management are pleased to be offering to the rental market this TWO BEDROOM GROUND FLOOR FLAT. The property benefits from being approximately a quarter of a mile from Walton's town centre, seafront and mainline railway station. Gas central heating, and Long term. Please call to express interest.

- Two Double Bedrooms
- Working/Retired DSS Considered with Guarantor
- No Pets
- Ground Floor Flat
- Gas Central Heating
- Garage in Block
- Communal Gardens
- Long Term
- Council Tax Band B
- EPC Rating C



**£1,000 Per Calendar Month**

Accommodation comprises with approximate room sizes:-

Entrance door leading to:

### COMMUNAL ENTRANCE HALL

Obscured sealed unit double glazed entrance door giving access to:



### ENTRANCE HALL

Radiator. Two obscured windows to lounge. Doors to:

### KITCHEN

11'7 x 9'7

Fitted white country style fronted units. Wood effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Further selection of units at both eye and floor level. Part tiled walls. Tiled flooring. Window to rear. Door to:





## INNER HALL

Built in storage cupboard. Radiator. Doors to:



## LOUNGE/DINER

19 nar to 13'6 x 12'1

Radiator. Sealed unit double glazed window to front.



## MASTER BEDROOM

16'7 x 11'3

Fitted wardrobe. Radiator. Sealed unit double glazed windows to side and front aspect.



## BEDROOM TWO

12' 11'8

Radiator. Sealed unit double glazed window to rear.





## SHOWER ROOM

Suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle. Built in airing cupboard. Part tiled walls. Radiator. Sealed double glazed window to rear.



## OUTSIDE

Communal Garden. Majority laid to lawn. Borders stocked with flowers and shrubs. Access to block via rear entrance door. Access to communal parking, Garage in block.



These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any deposits. All internal some external photographs are taken using wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## HOLDING DEPOSIT (for the reservation of a property)

Please Note: This payment may not be refunded if the tenant or another relevant party including the Guarantor(s) withdraws, fails a Right to Rent check or provides false or misleading information which effects the suitability to rent the the property. If the tenancy proceeds, the holding deposit compensates towards the damage Deposit (Security Deposit).

## DEPOSIT

5 WEEKS RENT.

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## Selling properties... not promises

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G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

