



Walton Road Walton On The Naze, CO14 8LS

Sheen's Letting & Management are pleased to be offering to the rental market this **THREE BEDROOM SECOND FLOOR FLAT**. The property benefits from having three spacious bedrooms, a balcony, and is located approximately a quarter of a mile from Walton's town centre, seafront and mainline railway station. Please call us on 01255 852555 to book your viewing.

- **Three Bedrooms**
- **Working/Retired Tenants Only**
- **No Pets**
- **Electric Heating (n/t)**
- **White Bathroom Suite**
- **Double Glazed Windows**
- **Lounge/Diner**
- **Kitchen**
- **Council Tax Band B**
- **EPC Rating D**



£1,150 Per Calendar Month

Communal entrance door leading to:

COMMUNAL HALLWAY

Stair flight to all floors. Personal door to:

ENTRANCE HALLWAY

Doors to:

BEDROOM THREE

Double glazed window to front. Wall mounted electric heater (not tested).



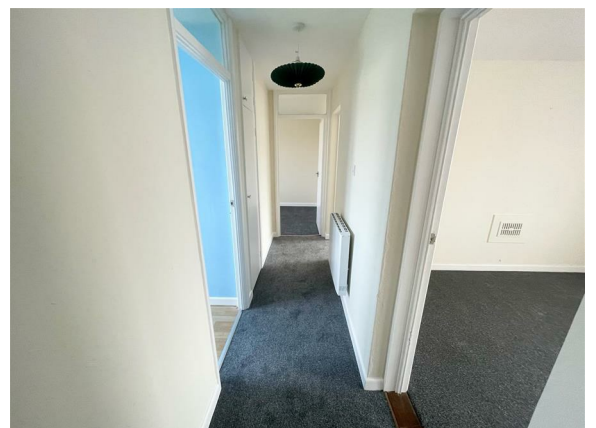
KITCHEN

Fitted with a range of white fronted units at both eye and floor level. Laminated rolled edge work surfaces. Inset single drainer stainless steel sink unit. Space and plumbing for washing machine. Space for fridge freezer. Space for cooker. Breakfast bar. Two storage cupboards. Double glazed window to rear. Door to:



INNER HALLWAY

Storage cupboard housing hot water cylinder. Doors to:



LOUNGE/DINER

Two storage heaters (not tested). Door to entrance hallway. Double glazed windows to front. Double glazed door to front leading onto balcony.



BALCONY

Enclosed by metal railing.



BATHROOM

Three piece white suite comprises of low level WC. Pedestal hand wash basin. Panel enclosed bath with shower attachment. Part tiled walls. Wall mounted extractor fan (not tested). Storage cupboard. Double glazed frosted window to rear.



BEDROOM ONE

Built in wardrobes. Wall mounted electric heater (not tested).
Double glazed windows to side and front.



BEDROOM TWO

Wall mounted electric heater (not tested). Double glazed window to rear.



OUTSIDE

Communal gardens. Majority laid to lawn. Borders stocked with flowers and shrubs. Access to block via front and rear entrance door. Access to communal parking.



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 their 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.

Selling properties... not promises

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Sheen's
The Action Agents

