



70 West Field Lane, St. Osyth, Clacton-On-Sea, CO16 8GW

£1,050 Per Month

- Excellent Quality Throughout
- One Double Bedroom
- Modern Kitchen
- Gas Central Heating
- Picturesque Location
- Top Floor Apartment
- Modern Bathroom
- Available July 2025

70 West Field Lane, Clacton-On-Sea CO16 8GW

A stunning, spacious one double bedroom top floor apartment situated within the St Osyth Priory estate. The property benefits from a beautiful setting and is finished to an extremely high standard and is available early July 2025 and comes unfurnished.



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B

Council Tax Band: B



General

The Priory boasts a unique range of heritage buildings, extensive wetland and an abundance of wildlife, with residents having easy access to miles of public footpath walks. Electric gates at the entry of West Field Lane provide additional security for residents.

Communal Entrance Hall

The communal entrance hall is well let and maintained to a high standard, with electric fob entry system and door video entry phone system. The apartment can be found on the 1st floor.

Entrance Hall

Spacious entrance hall with doors leading to all principle rooms and large storage cupboard housing the gas fired boiler.

Lounge/Diner/Kitchen

The kitchen area is finished to a high standard with a range of cupboards and drawers and matching range of eye level wall mounted units. Quartz worktop with single bowl sink and drainer and stainless steel mixer tap over. Integrated fridge/freezer, washing machine and dishwasher. Kitchen island with matching range of cupboards, drawers and worktop. Four ring electric hob with stainless steel extractor hood over. Single electric oven under. Door to balcony. Lounge/Diner area is well lit with two windows.

Bedroom

A double bedroom with built in wardrobes and window to rear aspect.

Shower Room

A modern shower room with double shower cubicle, hand wash basin, w/c, heated towel rail and wall-mounted mirror.

Outside

To the rear of the property is an allocated parking space, along with visitor parking and access to the communal walks around The Priory.

Tenancy Information

The rent is exclusive of utilities and council tax.

Minimum term: 12 months

Deposit: £1211.00

Council Tax Band: B

Availability: 1st July 2025

EPC Rating: B

No Pets

Non Smokers

MJPC is a member of propertymark which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Relevant Letting Fees

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments:

Before the tenancy starts (payable to Matthew James Property Consultants, "the Agent")

Holding Deposit: 1 weeks' rent

Deposit: 5 weeks' rent

During the tenancy (payable to the Agent):

Payment of £50 for the variation, assignment or novation of the tenancy (capped at £50 or reasonable costs)

Payment of interest for the late payment of rent at a rate of 3% above the base rate of the Bank of England.

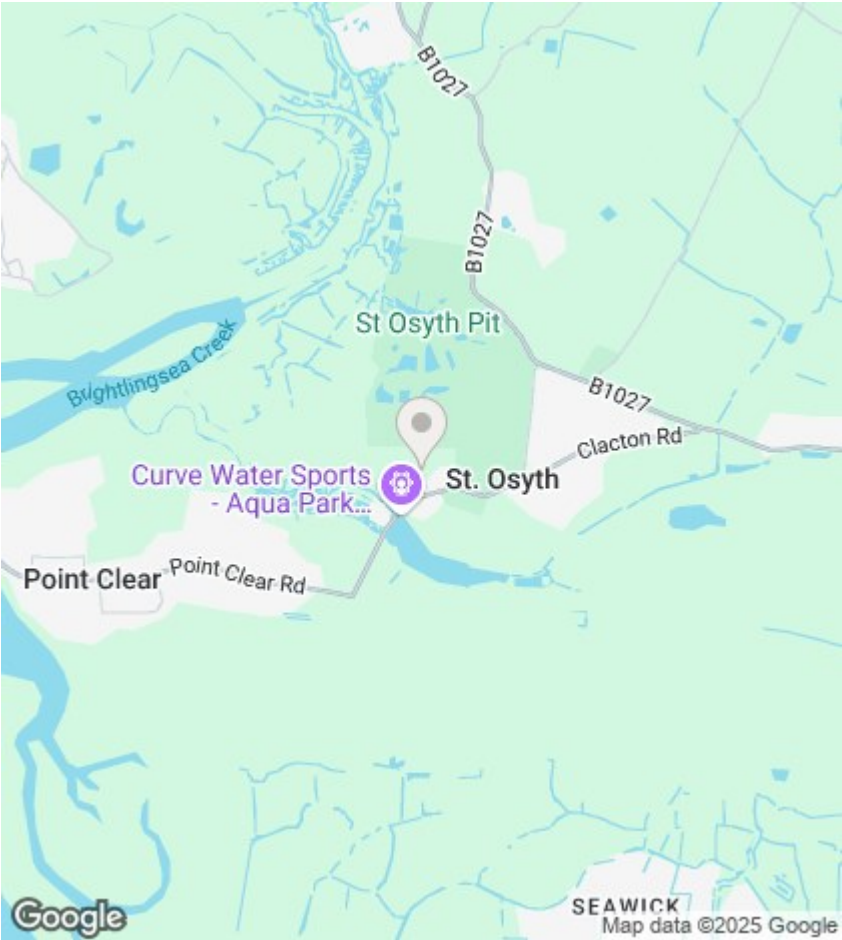
Payment up to £100.00 for the reasonably incurred costs for the loss of keys/security devices.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

Viewings

Strictly by prior appointment with the Letting Agent.

If you wish to proceed with this property following your viewing then please supply an application either directly to the office or via our website - www.matthewjamespc.co.uk. Select the property in question and click "Register Interest"



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

Viewings

Viewings by arrangement only. Call 01206 580499 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Balcony
7'8" x 4'1"
2.36 x 1.27 m

Kitchen / Living Area
19'1" x 18'10"
5.84 x 5.76 m

Bedroom
9'7" x 14'9"
2.92 x 4.51 m

Hallway
18'9" x 3'8"
5.74 x 1.12 m

Shower Room
8'6" x 4'6"
2.61 x 1.39 m

Matthew James
Property Consultants

Approximate total area[®]
562.04 ft²
52.22 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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