

COLUMBINE GARDENS, WALTON-ON-THE- NAZE, ESSEX, CO14 8NS

£1,000 Per month

- Two Double Bedrooms
 - 15'2" Lounge
- Newly Fitted Wardrobes In Main Bedroom
- Modern Fitted Kitchen
- Private Entrance Door
- Well Presented Throughout
- Two Off Street Parking Spaces
 - Available Now
 - Deposit £1000
- EPC Rating C/ Council Tax Band - A



FENTONS
ESTATE AGENTS



Fentons have the pleasure in offering for rent this well presented, modern TWO DOUBLE BEDROOM MAISONETTE located in the popular coastal town of Walton-on-the-Naze, just half a mile from the seafront. Offering a spacious 700 square feet of living space, the property is finished to a modern standard throughout and provides bright, comfortable accommodation. Benefits include newly fitted wardrobes to the main bedroom, two off-street parking spaces and is available now.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door leading to:

Entrance Hall

Stair flight to first floor

Hallway

Fitted carpet. Loft access. Radiator. Doors to:

Lounge

15'2" x 12'

Fitted carpet. Radiator. Sealed unit double glazed window to rear with fitted blinds.

Kitchen

9'4" x 8'5"

Fitted with a range of modern matching fronted units. Speckled rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge/freezer. Part tiled walls. Built in storage cupboard housing wall mounted combination boiler providing heating and hot water throughout. Sealed unit double glazed window to rear.

Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage drawer under. Panelled bath with shower attachment. Part tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to rear.

Master Bedroom

13'1" x 10'1"

Newly fitted wardrobes to one wall. Fitted carpets. Radiator. Sealed unit double glazed window to front with fitted blinds.

Bedroom Two

14'4" x 9'4"

Fitted carpet. Radiator. Sealed unit double glazed window to front with fitted blinds.

Outside

Laid to lawn to front. Pathway leading to hard standing area providing two allocated off street parking spaces.

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.



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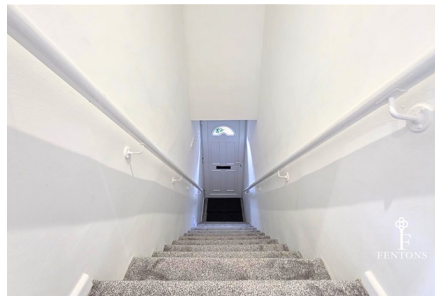





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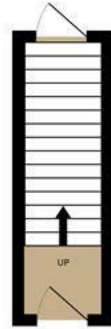




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GROUND FLOOR



FIRST 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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Call us on

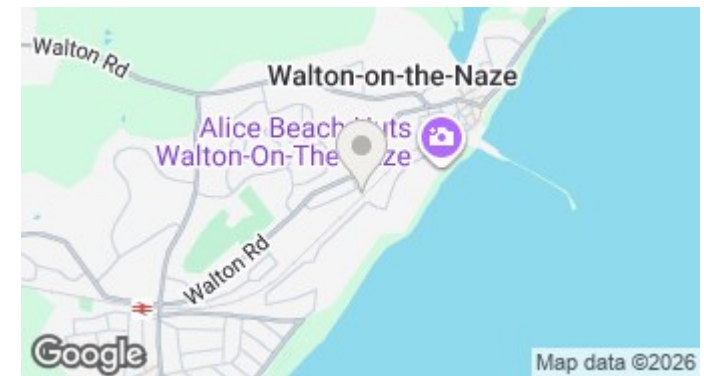
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Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

