

# ROSEMARY ROAD, CLACTON-ON-SEA, ESSEX, CO15 1NY

£1,150 Per month

- Two Double Bedrooms
  - Distant Sea Views
- Modernised Condition Throughout
  - Large Shower Room Suite
- Views Over United Reform Church
  - Allocated Undercover Parking
- Close to Seafront, Railway Station & Amenities
  - Available Now
  - Council Tax Band - C
  - EPC Rating - C



**FENTONS**  
ESTATE AGENTS



Situated just a stone's throw from Clacton's seafront, Fentons are delighted to bring to market for let, this modern and spacious, TWO DOUBLE BEDROOM FIRST FLOOR FLAT. The flat enjoys a highly desirable position overlooking the United Reformed Church, with DISTANT SEA VIEWS adding to its appeal. Grosvenor Court is conveniently located approximately 0.4 miles from Clacton-on-Sea Railway Station and around 0.3 miles from the town centre and High Street, the property is ideally placed for easy access to local shops, amenities, and transport links.

Accommodation comprises of approximate room sizes

Communal entrance door leading to:-

#### Communal Hall

Lift and stair flight to all floors.

#### Second Floor

Hardwood door leading to:-

#### Hall

Electric radiator. Built in airing cupboard housing hot water cylinder. Open access to:-

#### Lounge/Diner

19'8" into bay x 10'11"

Wall mounted electric fire. Wall lights. Sealed unit double glazed bay windows to front with side distant sea views.

#### Kitchen

9'8" x 8'5"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of units both at eye and floor level. Plumbing for washing machine. Integrated dishwasher. Space for fridge/freezer. Part tiled walls. Laminate flooring. Extractor fan.

#### Bedroom 1

Electric radiator. Sealed unit double glazed windows to front overlooking the Church.

#### Bedroom 2

15'8" x 9'7"

Fitted wardrobes. Electric radiator. Sealed unit double glazed windows to front overlooking the Church.

#### Shower Room

Large white suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Laminate flooring. Spotlights. Extractor fan. Wall mounted electric heated towel rail.

#### Outside

Allocated undercover parking space.

#### 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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Call us on  
**01255 779810**

[info@fentonsestates.co.uk](mailto:info@fentonsestates.co.uk)  
[www.fentonsestates.co.uk](http://www.fentonsestates.co.uk)

Council Tax Band

C



| 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<br>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.

