



High Street, Walton On The Naze CO14

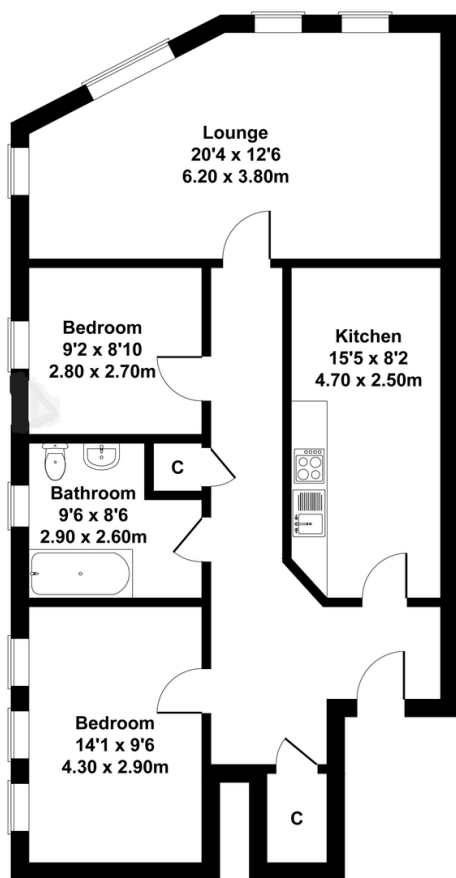
**£850 pcm**

Located in the heart of Walton-On-The-Naze sits this two bedroom second floor flat. Within a stones throw from local amenities and just a short walk to the sea front and Walton Railway Station, with links to Colchester and London Liverpool Street. This property also benefits from gas central heating and a spacious lounge. Available from the middle of October on an unfurnished basis.

- Spacious Lounge
- Town Centre Location
- Close to Railway Station
- Gas Central Heating
- Unfurnished
- Available Mid October

## High Street, Walton

Approximate Gross Internal Area  
926 sq ft - 86 sq m



### SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Council Tax Band**  
Council Tax Band A

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £980 is required in cleared funds prior to the commencement of the tenancy.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.