



## Page Road Clacton-On-Sea, CO15 3AE

Sheen's Lettings & Management are delighted to offer FOR LET this ONE BEDROOM MAISONETTE. The property benefits from a spacious bedroom & shower room which are both located on the FIRST FLOOR. Call now for further details & to arrange & viewing.

- One Bedroom
- No Pets
- Electric Heating
- Courtyard Style Rear Garden Area
- Shower Room
- Close To Town Centre & Amenities
- No Off Street Parking
- Deposit £951.00
- Council Tax Band A
- EPC Rating E

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**£825 Per Calendar Month**

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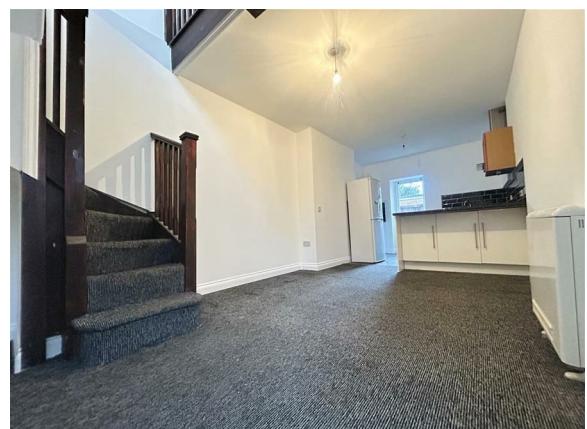
## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE KITCHENETTE

16'2 x 11'4

Electric heater, window to side. Cupboard's at both eye and floor level, space for freestanding cooker, extractor hood above, part tiled walls, UPVC double glazed door to rear.



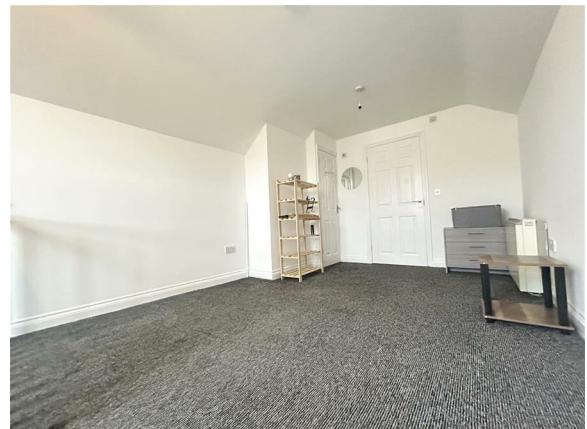
### FIRST FLOOR

Stairs to first floor

## BEDROOM

18'07 x 10'3

Window to front, electric heater.



## SHOWER ROOM

Shower with triton shower attachment above. Hand wash basin pedestal, low level W.C. Part tiled walls, Window to rear.



## COURTYARD STYLE REAR GARDEN AREA

Panelled enclosed fencing.



## HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £190.00, this comes off the total deposit which is £951.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their application.

## Right To Rent Checks

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.

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## Selling properties... not promises

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**Sheen's**  
The Action Agents