



St. Johns Road, Clacton-on-Sea CO15

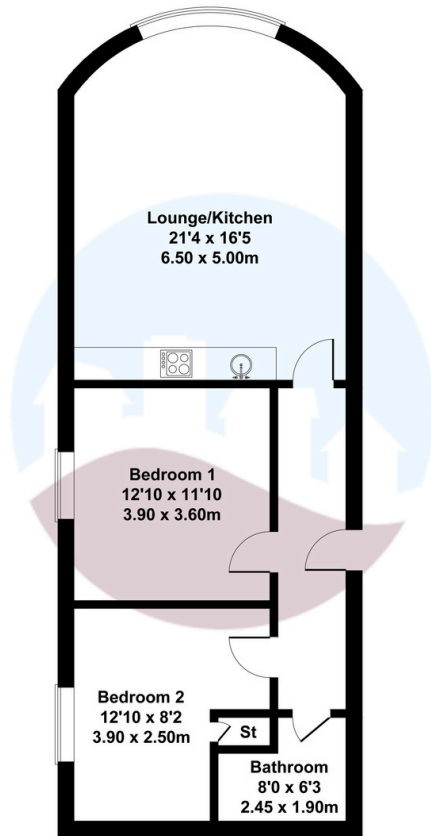
£975 pcm

Priory Estates are delighted to bring to the market this characteristic two bedroom first floor flat located within Great Clacton. The property is a short distance from Brook Retail Park which has numerous amenities. It also benefits from being modern throughout, gas central heating, and allocated off road parking. Available from July on a unfurnished basis.

- Spacious Accommodation
- Gas Central Heating
- Modern Throughout
- Allocated Off Road Parking
- Unfurnished
- Available July

St Johns Road

Approximate Gross Internal Area
764 sq ft - 71 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	74
(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	
<small>www.epc-uk.com</small>			



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 £1,125 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.