



## Gatefield Court, Gatefield Close Walton-on-the-Naze, CO14 8SN

Sheens Lettings & Management are pleased to be offering to the market this TWO BEDROOM GROUND FLOOR FLAT. The property is available on a long term basis and is within walking distance of the Triangle Shopping Centre. Call now for further details and to arrange a viewing.

- Ground Floor Flat
- Two Bedrooms
- No Pets
- Electric Heating
- Garage In Block
- Communal Garden Space
- Long Term Let
- Deposit £1148.00
- Council Tax Band B
- EPC Rating - D



**£995 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### HALLWAY

Storage cupboards as you walking. Carpeted with dark brown. White painted textured wallpaper.

### LOUNGE

16'05 x 11'05

White painted textured wallpaper. Double glazed window to the rear. Storage heater. Door to;



## KITCHEN

9'11 x 8'11

Tiled flooring. Part tiled walls. Wooden kitchen units waste level and high level. Composite sink unit. Space and plumbing facilities for freestanding washing machine, space for freestanding electric cooker and space for fridge freezer. Double glazed window to front.



## BEDROOM ONE

11'00 x 11'02

Laminated flooring. Wardrobe and draw units included. Storage heater. Double glazed window to rear.



## BEDROOM TWO

9'11 x 7'02

Laminated flooring. Storage cupboard. Storage heater. Double glazed window to front



## SHOWER ROOM

Low level W.C. Hand wash basin, tiled walls. Double glazed window to front.



## COMMUNAL GARDEN AREAS

Communal garden areas. Access to bin cupboard.



## GARAGE

Property comes with a garage.



## Particular Disclaimer

These particulars are produced as a guide to the property and you should always view the property before entering into a contract or paying any referencing fees. All internal and some external photographs are taken using a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

## 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 £229.00, this comes off the total deposit which is £1148.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

## Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you

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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

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG

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**Sheen's**  
The Action Agents

