



North Street Walton-on-the-Naze, CO14 8PS

Sheen's Letting's & Management are delighted to offer FOR LET THIS OVER 55'S ONE BEDROOM GROUND FLOOR FLAT located in Walton-on-the-Naze. The property is presented on and unfurnished and benefits having a modern kitchen, newly carpeted and a private car park for the residents of Havencroft. Call now for further details & to arrange a viewing.

- One Bedroom
- Over 55s Property
- Ground Floor
- Electric Heating
- Off Street Parking (Private Car Park For Residents)
- Fully Double Glazed
- Wet Room
- Deposit £951.00
- Council Tax Band A
- EPC Rating D



£825 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

17'4 x 9'2

Electric Heart. Double glazed window.



KITCHEN

8'5 x 7'6

Cupboards and drawers at floor level, space for freestanding cooker, extractor hood above. Double glazed window to rear. Part tiled walls. (note there are no plumbing facilities for a washing machine, however there is a communal laundry room for residents to use).



WET ROOM

Wet room consisting of, vanity hand wash basin with storage underneath, W.C. part tiled walls,



BEDROOM

10'11 x 9'3

Built in storage wardrobe. Electric heater.



COMMUNAL LOUNGE ROOM IN BLOCK

Communal Lounge in block for residents to use.



COMMUNAL GARDENS GROUND SPACE

Communal gardens ground space.



EXTERNAL

Off street parking via a private car park for the residents of the block. (Note the parking spaces are unallocated).

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 there 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.

Selling properties... not promises

⌚ 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
⌚ 01255 225559 ✉️ lettings@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents