

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

**Sheen's**  
The Action Agents



## Marine Court CO15 1ND

Sheen's Letting & Management are delighted to offer FOR LET THIS SPACIOUS TWO BEDROOM SECOND FLOOR FLAT situated in this sought after position on THE MARTELLO BAY SEAFRONT. The property benefits from direct far reaching sea views with access to a balcony. The property is let on an unfurnished basis. Call now for further details and to arrange a viewing.

- Two Bedrooms (Second Floor Flat, No Lift Access In Block)
- No Pets
- Electric Heating
- Double Garage
- Balcony Providing Direct Sea Views
- Newly Fitted Kitchen
- Sought After 'Martello Bay' Location
- Deposit £1269.00
- Council Tax Band B
- EPC Rating D



**£1,100 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

Communal entrance, stairs to all floors (note no lift access in block).

### HALLWAY

9' x 7'3

Newly carpeted. Electric heater, doors to;



## LOUNGE

23' x 16

Newly carpeted. Electric heaters. Double glazed windows to front, providing direct sea views.



DIRECT SEA VIEWS FROM LOUNGE



KITCHEN

10 x 6'1

Newly refurbished kitchen comprising of; Cupboard's at both eye and floor level, integrated electric oven and hob. Space and plumbing facilities for washing machine. Part tiled walls. Double glazed window to rear.



### BEDROOM ONE

14'5 x 9'3

Newly carpeted. Electric heater. Double glazed window to rear.



### BEDROOM TWO

9'7 x 9'0

Newly carpeted. Electric heater, double glazed window and double glazed UPVC door to balcony providing direct sea views.



**BALCONY**

Balcony providing direct sea views.



**DIRECT SEA VIEWS FROM BALCONY**



## BATHROOM

Panelled enclose bath, shower cubicle with thermostatic power shower above. Low level W.C. Hand wash basin pedestal. Fully tiled walls. Double glazed window to rear.



## GARAGE

Property comes with a double garage. (Electric garage door).



## CLACTON SEAFRONT

Clacton sea front is located approximately within 100 yards.



## 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 £253.00, this comes off the total deposit which is £1269.00. 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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