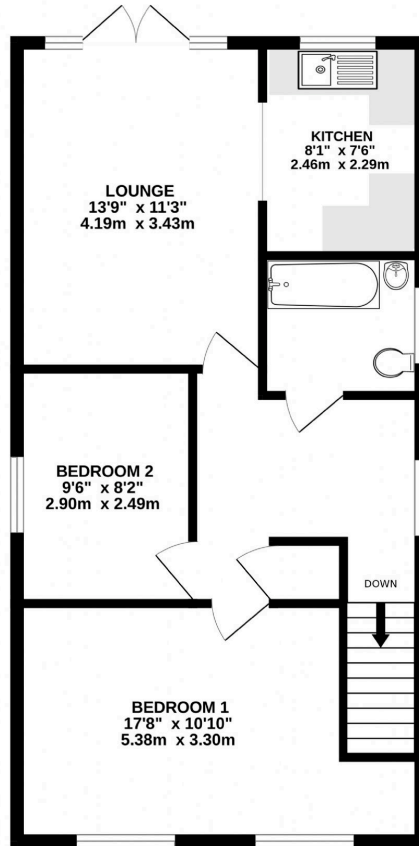
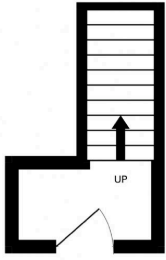


Woodberry Way, Walton-on-the-Naze CO14

**£965 pcm**

Priory Estates are delighted to market this two bedroom first floor flat situated within a short distance of the sea front, local amenities and Railway Station with links to Colchester and London Liverpool Street. This property benefits from off road parking, private rear garden and partial sea views. Enquire for availability on an unfurnished basis. \*please note these photos are from a previous listing\*

- Close to Local Amenities
- Gas Central Heating
- Off Road Parking
- Private Rear Garden
- Unfurnished
- Enquire for Availability



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.FPC411.COM			



**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1100 is required in cleared funds prior to the commencement of the tenancy.

### Restrictions

Certain Restrictions have been placed on this property, please ask for details.

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.