

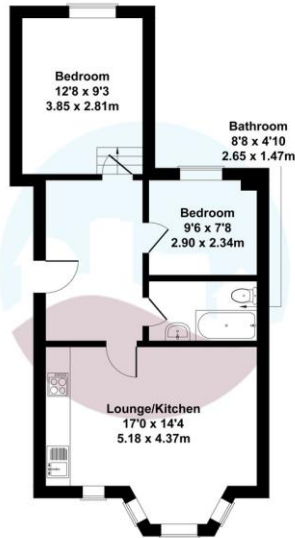
**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655



**Crescent Road**

Approximate Gross Internal Area  
 570 sq ft - 53 sq m



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)		78
D	(55-68)	64	
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**Council Tax Band**

Council Tax Band TBC

**LOCAL AUTHORITY**

Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
 Frinton-On-Sea  
 Essex  
 CO13 9PT

**T:** 01255 677688  
**E:** admin@priorityestates.co.uk  
**W:** www.priorityestates.co.uk  
**WhatsApp:** 07972573258  
 Application forms can be sent via  
 WhatsApp

**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 tenant: are advised to recheck the measurements.



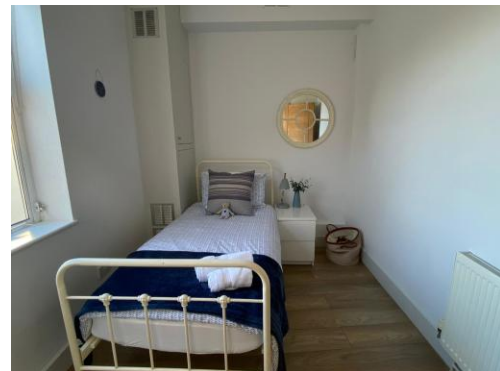
**Crescent Road**

**Rent: £875 pcm**

Walton On The Naze

Energy Efficiency Rating D





### Property Description

Priory Estates are pleased to bring to the market this beautifully presented two bedroom second floor flat. Situated within a very short distance of the seafront, local amenities and Walton Railway Station with links to Colchester and London Liverpool Street. This property also benefits from being modern throughout and an open plan lounge/kitchen. Available from February on an unfurnished basis.



### Accommodation

- Entrance Hall
- Lounge/Kitchen (5.18m x 3.43m)
- Bathroom
- Bedroom One (3.85m x 2.81m)
- Bedroom Two (2.90m x 2.34m)

### Features

- Close to Local Amenities
- Short Walk to Seafront
- Modern Throughout
- Open Plan Lounge/Kitchen
- Gas Central Heating
- Double Glazing



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,005 is required in deared funds prior to the commencement of the tenancy.

### Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

### Restrictions

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