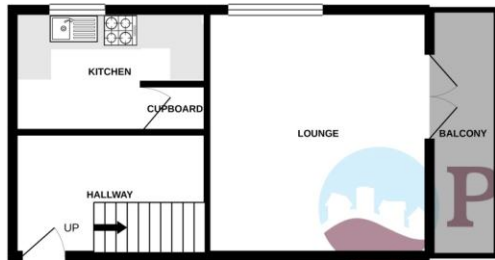


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

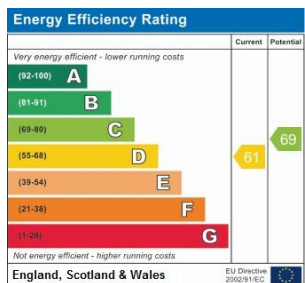
**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655



FIRST FLOOR



SECOND FLOOR



**Council Tax Band**  
 Council Tax Band A

**LOCAL AUTHORITY**  
 Tendring District Council

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

**T:** 01255 677688  
**E:** [jason@priorityestates.co.uk](mailto:jason@priorityestates.co.uk)  
**W:** [www.priorityestates.co.uk](http://www.priorityestates.co.uk)

**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.



Spendells Close

Rent: £900 pcm

Walton On The Naze

Energy Efficiency Rating D





### Property Description

Priory Estates are pleased to bring to the rental market, this three bedroom split level flat in Walton-on-the-Naze. The property benefits from a modern fitted kitchen, gas central heating and has views of both the backwaters and the seafront throughout. Available from the middle of April on an unfurnished basis. \*Please note these photos are from the previous listing\*



### Accommodation

Entrance Hall  
Lounge(14'5 x 13'1)  
Balcony  
Kitchen(11'5 x 7'1)  
Stairs and landing  
Bedroom One(13'10 x 10'6)  
Bedroom Two(14'1 x 7'5)  
Bedroom Three(10' x 8'10)  
Bathroom

### Features

Close to the Seafront  
Scenic Views throughout  
Double Glazing  
Gas Central Heating  
Telecom Entrance System  
Communal Parking



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,035 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.