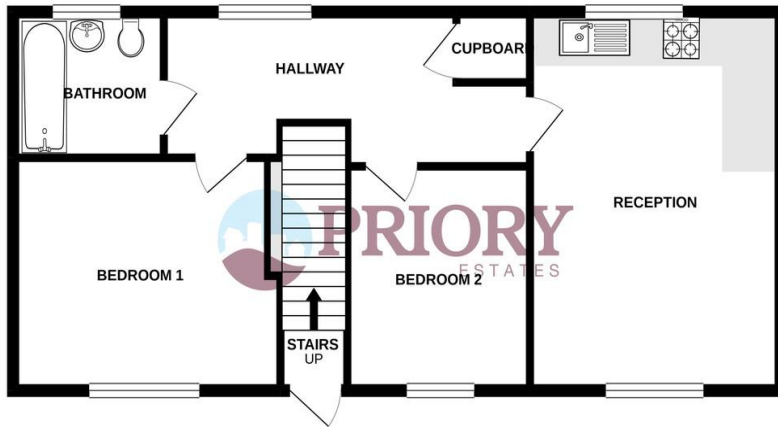


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



FIRST FLOOR



**Secret Waters**

**Rent: £900 pcm**

Hamford Park , Walton On The Naze

Energy Efficiency Rating B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		81	81

**Council Tax Band**  
 Council Tax Band C

**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

**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.





### Property Description

Priory Estates are delighted to present this modern first floor maisonette. The property benefits from spacious accommodation and has been finished to a high standard. Just a short walk to local amenities including Aldi, M&S food hall, Walton-On-The-Naze town centre and railway station with links to London. Available from the middle of April on an unfurnished basis.

\*Please note these photos are from a previous listing\*



### Accommodation

Entrance Hallway  
Lounge/Kitchen (5.48m x 3.68m)  
Bedroom One (3.96m x 3.32m)  
Bedroom Two (3.20m x 1.95m)  
Bathroom

### Features

Modern Throughout  
Gas Central Heating  
Double Glazing  
Car Port  
Close to Marks and Spencer Food Hall  
Outside Storage



### 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.