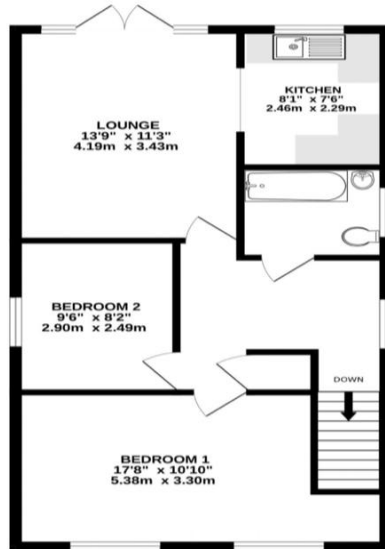
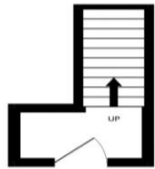


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Woodberry Way

Rent: £965 pcm

Walton On The Naze, Essex

Energy Efficient Rating C

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

Council Tax Band

Council Tax Band B

LOCAL AUTHORITY

Tendring District Council

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

T: 01255 677688
E: admin@prioryestates.co.uk
W: www.prioryestates.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 tenant: are advised to recheck the measurements.





Property Description

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 private parking, rear garden and partial sea views. Available from the middle of April on an unfurnished basis.



Accommodation

Entrance Hall
Lounge (4.19m x 3.43m)
Kitchen (2.46m x 2.29m)
Bedroom One (5.38m x 3.30m)
Bedroom Two (2.90m x 2.49m)
Bathroom

Features

Close to Local Amenities
Off Road Parking
Private Rear Garden
Gas Central Heating
Double Glazing



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,110 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.