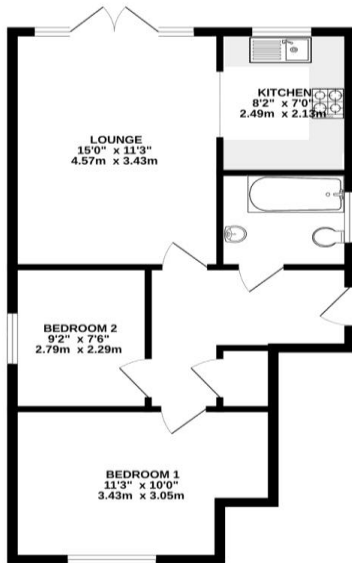


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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@priorityestates.co.uk  
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**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.



**Woodberry Way**

Walton On The Naze, Essex

**Rent: £995 pcm**

Energy Efficiency Rating C





### Property Description

Priory Estates are delighted to market this two bedroom ground 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 and patio doors leading out to private garden. Available from the middle of April on an unfurnished basis.



### Accommodation

Entrance Hall  
 Lounge (4.57m x 3.43m)  
 Kitchen (2.49m x 2.13m)  
 Bedroom One (3.43m x 3.05m)  
 Bedroom Two (2.79m x 2.29m)  
 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 £1,145 is required in deared funds prior to the commencement of the tenancy.

### Term

A term 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.