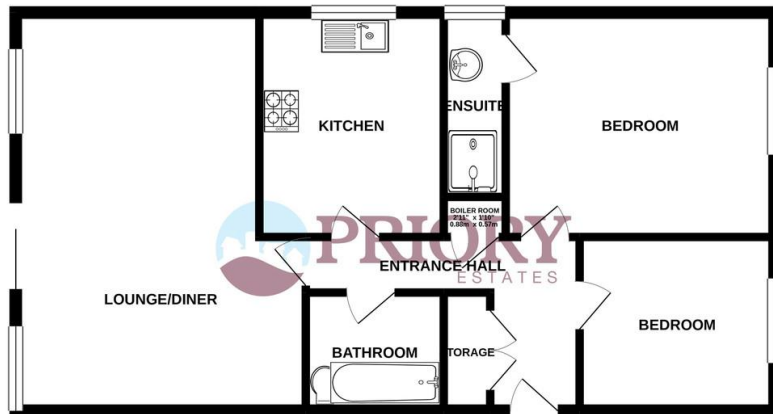


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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

**GROUND FLOOR**  
 657 sq.ft. (61.0 sq.m.) approx.

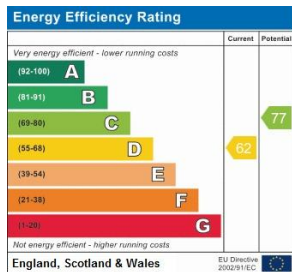


**Princes Esplanade**

**Rent: £1,000 pcm**

Walton On The Naze

Energy Efficiency Rating D



**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

A two bedroom ground floor flat located along the seafront of Walton-On-The-Naze. Within a short walk of local amenities and Walton Railway Station, with links to Colchester and London Liverpool Street. This property has been recently redecorated throughout and also offers allocated off road parking, communal gardens and modern décor throughout. Available from April on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge/Diner  
Kitchen  
Bedroom One  
Ensuite Bathroom  
Bedroom Two  
Bathroom

### Features

Seafront Location  
Close to Town Centre  
Modern Décor throughout  
Ground Floor  
Electric Storage Heaters  
Off Road Parking



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,150 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.