



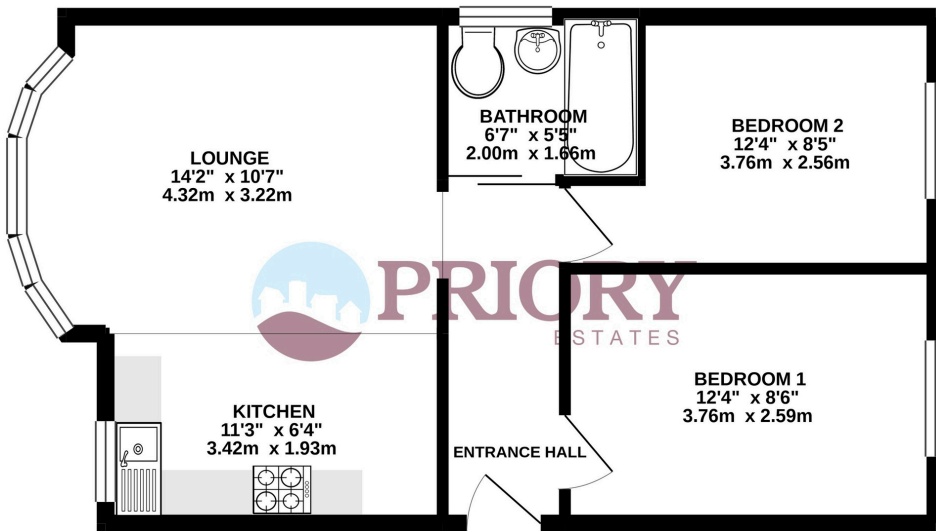
Pirnces Esplanade, Walton-On-The-Naze CO14

**£785 pcm**

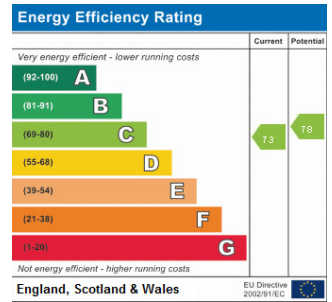
Priory Estates are delighted to bring to the market this two bedroom first floor flat. Conveniently located along Walton seafront and just a short walk to the town, which offers ample amenities and transport links, this property also benefits from off road parking and gas central heating. Available from the end of September on an unfurnished basis.

- Sea Views to Front Aspect
- Gas Central Heating
- Close to Local Amenities
- Off Road Parking
- Double Glazing
- Available September

**FIRST FLOOR**  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax Band**  
Council Tax Band A

**LOCAL AUTHORITY**  
Tendring District Council

**Financial Requirements**

A minimum of one month's rent, plus a deposit of £905 is required in cleared 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.

**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.