

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: £800 pcm

Walton On The Naze

Energy Efficiency Rating C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Council Tax Band

Council Tax Band B

LOCAL AUTHORITY

Tendring District Council

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

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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.





Property Description

Priory Estates are delighted to offer this one bedroom split level flat located in Walton on the Naze, just a short walk from local amenities, the seafront and Walton railway station with links to Colchester and London Liverpool Street. This property also benefits from off road permit parking, double bedroom and gas central heating. Available from the middle of July on an unfurnished basis.



Accommodation

Entrance hall
Lounge (4.15m x 3.70m)
Kitchen (2.93m x 1.68m)
Landing
Bedroom (3.7 x 3.42m)
Bathroom (2.93m x 1.84m)

Features

Close to Local Amenities
Off Road Permit Parking
Gas Central Heating
Double Bedroom
Modern Kitchen



Financial Requirements

A minimum of one month's rent, plus a deposit of £920 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.