

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

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 147 High Street  
 Harwich  
 Essex CO12 3AX  
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**Saville Street**

**Rent: £950 pcm**

Walton On The Naze

Energy Efficiency Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**Council Tax Band**  
 Council Tax Band B

**LOCAL AUTHORITY**  
 Tendring District Council



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**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.





### Accommodation

Entrance Hallway  
Open Plan Lounge/Kitchen (5.35m x 4.38m)  
Bedroom One (3.25m x 2.62m)  
Bedroom Two (3.24m x 2.60m)  
Bathroom (2.37m x 2.05m)

### Features

Modern Throughout  
Close to Amenities & Transport Links  
Open Plan Lounge/Kitchen  
Integrated Appliances  
Double Bedrooms  
Communal Garden



### Property Description

Priory Estates are delighted to bring to the rental market this two bedroom first floor flat. Modern Throughout, this property also benefits from an open plan lounge/kitchen, two double bedrooms, communal garden, off road parking and is just a short walk to local amenities and Walton Railway Station, with links to Colchester and London Liverpool Street. Enquire for availability now on a furnished basis.



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 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.