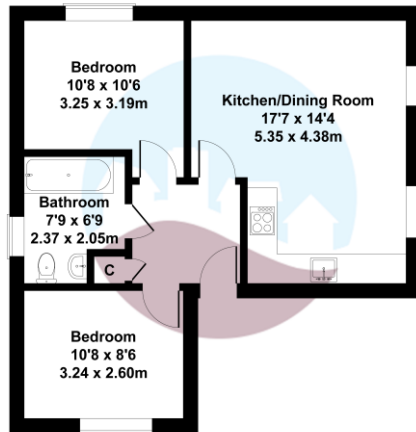


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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

Saville Street

Approximate Gross Internal Area
 549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Saville Street

Rent: £900 pcm

Walton On The Naze

Energy Efficiency Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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



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.





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 £1,035 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.