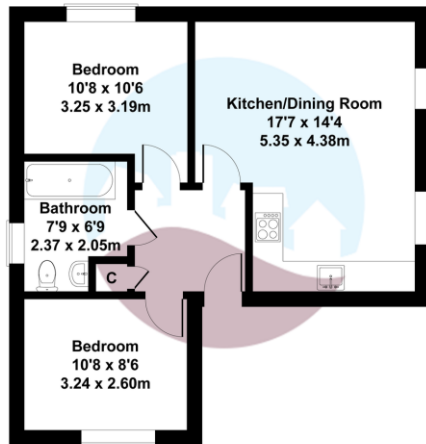


Frinton Office
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 Tel: (01255) 677688

Harwich Office
 147 High Street
 Harwich
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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
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
82	82
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Council Tax Band

Council Tax Band B

LOCAL AUTHORITY

Tendring District Council

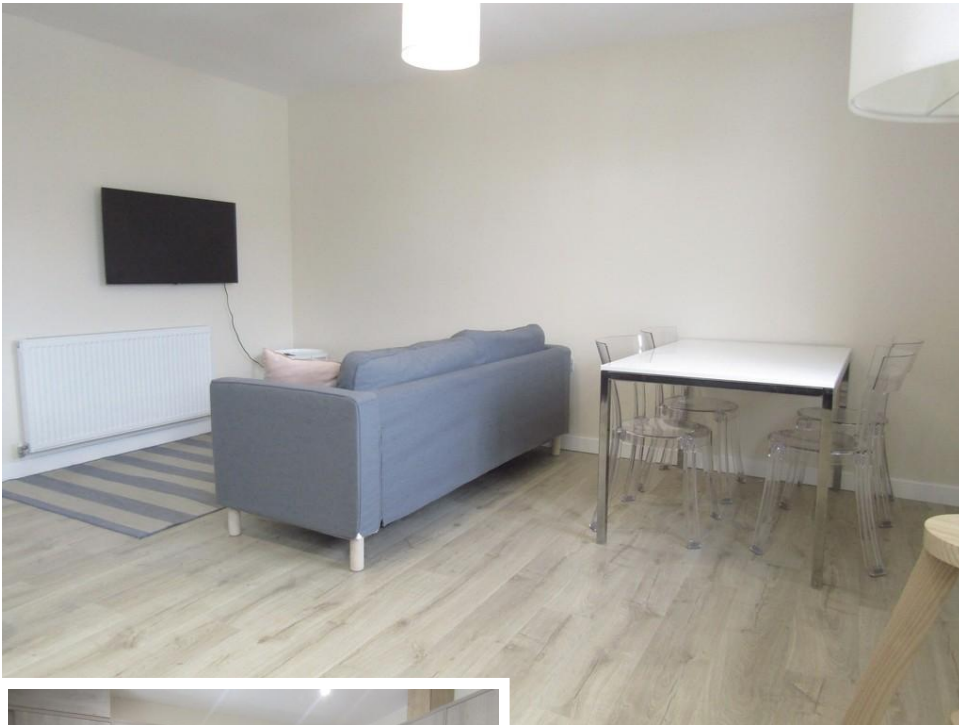


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.





Property Description

Priory Estates are delighted to bring to the rental market this two bedroom second 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.



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



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.