



Empire Mews, Clacton On Sea CO15

£1,200 pcm

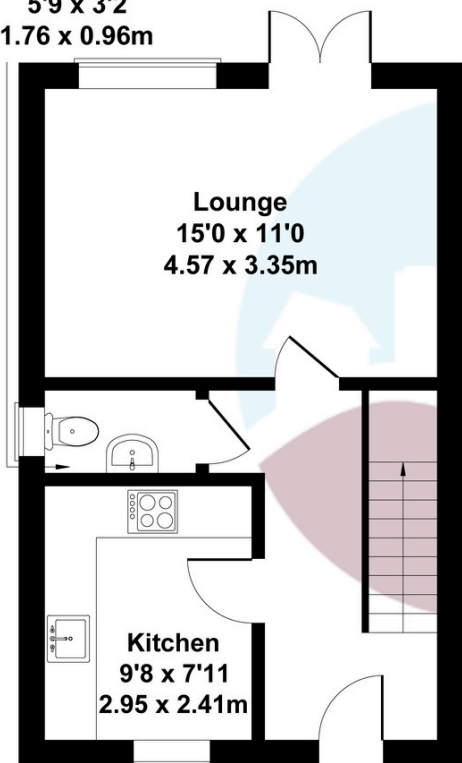
Priory Estates are delighted to present this two bedroom end of terrace house. Positioned slightly back from Old Road, with just a short walk to Clacton Town Centre and Railway Station, with access to Colchester and London Liverpool Street. This property also benefits from off road parking, downstairs WC and spacious rear garden. Available from November on an unfurnished basis.

- Front and Rear Gardens
- Downstairs W/C
- Close to Local Amenities
- Electric Heating
- Off Road Parking
- Available November

Empire Mews

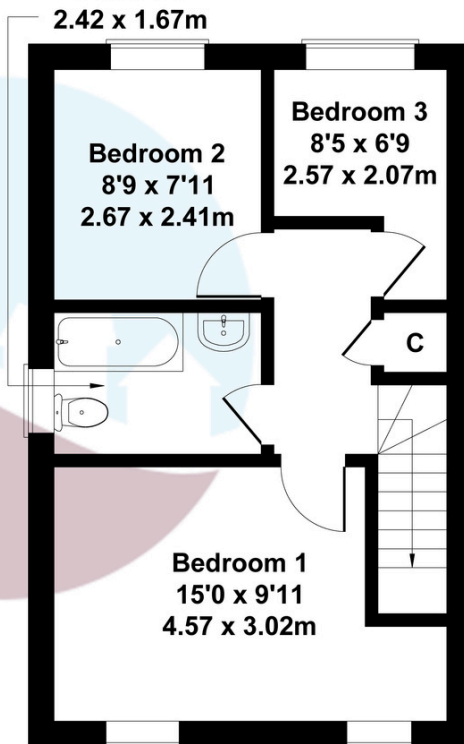
Approximate Gross Internal Area
743 sq ft - 69 sq m

WC
5'9 x 3'2
1.76 x 0.96m




GROUND FLOOR

Bathroom
7'11 x 5'6
2.42 x 1.67m



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		66
(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	



Council Tax Band
Council Tax Band B

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 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.