



The Parade, Walton-On-The-Naze CO14

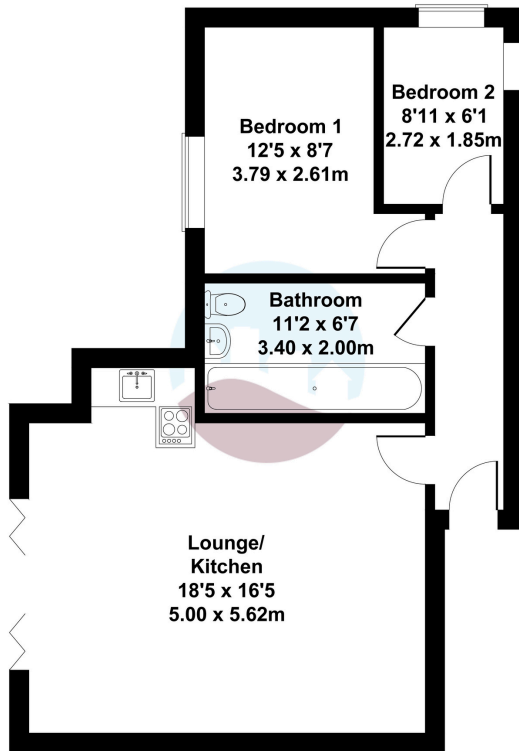
**£995 pcm**

Priory Estates are delighted to present this modern two bedroom first floor flat. Perfectly situated along Walton sea front, this property benefits from a Juliet balcony with sea views, open plan lounge/kitchen, gas central heating, modern bathroom, as well being just a short walk to local amenities and Walton Railway Station which has links to Colchester and London Liverpool Street. Available from December on an unfurnished basis.

- Modern Throughout
- Gas Central Heating
- Juliet Balcony with Sea Views
- Communal Garden
- Open Plan Lounge/Kitchen
- Available December

## The Parade

Approximate Gross Internal Area  
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2025  
**For Illustrative Purposes Only.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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



**Council Tax Band**  
Council Tax Band C

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,145 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.