



High Street, Walton-On-The-Naze CO14

**£800 pcm**

Priory Estates are delighted to bring to the rental market this two bedroom split level flat, located in Walton-On-The-Naze. This property is ideally situated in the town centre with just a short walk to local shops and the seafront and also benefits from being spacious throughout. Available from January on an unfurnished basis.

\*Please note these photos are from a previous listing\*

- Central Location
- Electric Heating
- Spacious Accommodation
- Short Walk to Sea Front
- Double Glazing
- Available Early January



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	49
(21-38)	F	
(1-20)	G	61
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc-uk.com		



**Council Tax Band**  
Council Tax Band A

**LOCAL AUTHORITY**  
Tendring District Council

#### Financial Requirements

A minimum of one month's rent, plus a deposit of £920 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.