



The Ridge, Walton-On-The-Naze CO14

£1,600 pcm

Priory Estates are delighted to present this three bedroom detached house situated close to the heart of the seaside town of Walton-On-The-Naze. With a large balcony that provides views over the Backwaters, this property also benefits from a double garage, spacious rear garden and an ensuite shower room and dressing room to the main bedroom. This property is available from the April on an unfurnished basis.

- Spacious Accommodation
- Double Garage & Off Road Parking
- Ensuite Shower Room
- Unfurnished
- Balcony with Backwater Views
- Available April



Energy Efficiency Rating		
	Current	Potential
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	58
(39-54)	E	
(21-38)	F	
(1-20)	G	
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>
<small>WWW.FPC411.COM</small>		



Council Tax Band
Council Tax Band E

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,845 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.