



Nelson Road, Clacton-on-Sea CO15

**£1,100 pcm**

Situated in a desirable location, Priory Estates are delighted to present this two bedroom ground floor maisonette. Within a few steps from Clacton seafront, this property also benefits from a beautiful communal garden to the rear, a modern shower room, gas central heating, and off road parking. This one is not to be missed and is available from March on an unfurnished basis.

- Desirable Location
- Modern Shower Room
- Communal Garden
- Off Road Parking
- Unfurnished
- Available March



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	61	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4u.com</small>			



**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 £1,265 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.