



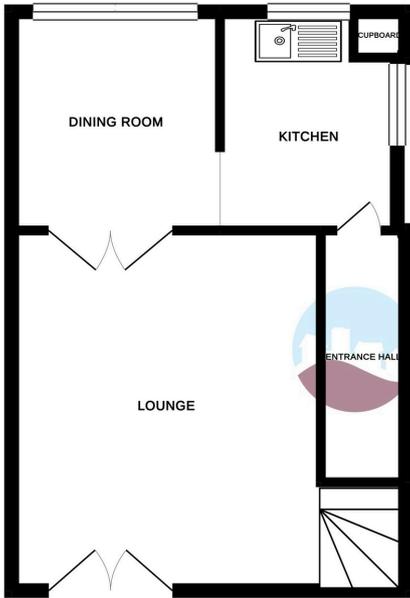
Station Street, Walton-On-The-Naze, CO14

**£950 pcm**

Priory Estates are delighted to bring to the market this two bedroom maisonette located in Walton-On-The-Naze. The property is split over two levels and benefits from two reception rooms, two doubled bedrooms, gas central heating, rear courtyard and is just a short walk to local amenities and the seafront. Available from the end of April on an unfurnished basis.

- Close to Local Amenities
- Gas Central Heating
- Lounge with Juliette Balcony
- Rear Courtyard Garden
- Unfurnished
- Available End of April

1ST FLOOR



2ND FLOOR



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	
WWW.PPC411.COM			



**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 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.