



£985 PCM Unfurnished

Arnold Road, Clacton On Sea, Essex, CO15 1DD

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MJM Estates are delighted to offer this deceptively spacious two bedroom unfurnished ground floor flat. The property comprises in brief:- Double glazed front entrance door into hallway with doors off to all rooms two storage cupboards. The good size lounge has double aspect double glazed window and feature fire place. Both bedroom are situated to the rear of the property, the master bedroom with wardrobe housing modern gas fired boiler. The kitchen has white fronted units, base and eye level cupboards, built in cooker hob and extractor hood over. Plumbing for washing machine and rear entrance door to communal garden. The property also benefits from walk-in shower room with shower hand basin and WC. Double glazing and gas heating

## General Information

Unfurnished two bedroom ground floor flat. The property comprises in brief:- Double glazed front entrance door. Entrance hall way with storage cupboard and doors to all rooms, good size lounge with double aspect double glazed window. Two bedrooms, the master with cupboard housing modern gas fired boiler. Kitchen with white fronted units, built in cooker hob and extractor hood over, plumbing for washing machine, double glazed window and rear door leading out onto communal area, the property also has the benefit of walk in shower room

### Entrance hall

Double gazed front entrance door

### Lounge

20' x 11'3" max (6.10m x 3.43m max)

Double aspect double glazed windows, feature fireplace

### Kitchen

10' x 8' (3.05m x 2.44m)

White fronted units

### Bedroom one

12'4" x 10'6" (3.76m x 3.20m)

### Bedroom two

11'4" x 10'9" (3.45m x 3.28m)

### Shower room

7'9" x 5'4" (2.36m x 1.63m)

## Important Information

Rent exclusive of council tax and utilities

Landlords restrictions No smokers, minimum 12 months let, no pets, would suit working single person

Available Now

EPC rating D (64 Current - Potential 73 )

We understand the property to be council tax band B Tendring District Council

Special note:- On street parking only, the garage is NOT included in the let. The photos shown in this brochure were taken before the tenant took occupation.

Deposit £1136

We understand mains water, drainage, gas and electricity are connected to the property

Broadband Availability - Standard and Superfast available (Ofcom Broadband Checker - June 2024).

Mobile Coverage - It is understood that the available mobile service in the area is provided by O2, likely EE, Vodafone and Three limited. (Ofcom Mobile Checker - June 2024)

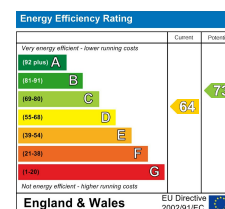
## Holding deposit

Prospective applicants will be required to pay a holding deposit to MJM Estates equivalent to a maximum of 1 weeks rent. Upon successful references being completed, acceptable and the tenancy confirmed by MJM Estates the holding deposit will be deducted/contributed towards the first months rent

## Holding Deposit

Prospective tenants are required to pay a holding fee to MJM Estates equivalent to a weeks rent. Once the holding deposit has been received MJM Estates will suspend marketing of the property for 15 calendar days subject to commencement of referencing. Once references have been completed and accepted MJM Estates will confirm the tenancy. The holding deposit paid will then be deducted/contribute towards the first months rent.

## Directions



Consumer Protection Regulations 2008

Whilst every care is taken to ensure the accuracy of these particulars the Agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. Prospective tenants must therefore satisfy themselves by inspection or otherwise. Photographs are not necessarily current and all descriptions, dimensions and details are given in good faith and believed to be correct but are a general outline for guidance only and should not be relied upon as statement or representation of fact.

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