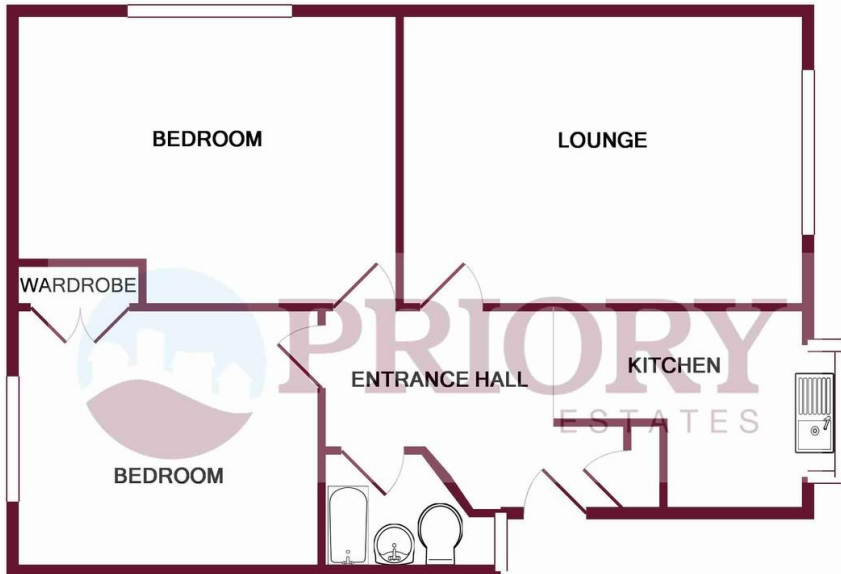


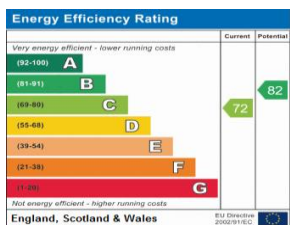
**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655



**Victoria Road**  
 Clacton-on-Sea

**Rent: £850 pcm**  
 Energy Efficiency Rating C



**Council Tax Band**  
 Council Tax Band A

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
 Frinton-On-Sea  
 Essex  
 CO13 9PT

**T:** 01255 677688  
**E:** admin@priorityestates.co.uk  
**W:** www.priorityestates.co.uk  
**WhatsApp:** 07972573258  
 Application forms can be sent via  
 WhatsApp

**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 tenant: are advised to recheck the measurements.





### Property Description

Priory Estates are delighted to bring to the rental market this two bedroom first floor flat located a road back from the seafront. With just a short walk to Clacton Town Centre, which holds all local amenities and Clacton Railway Station. This property also boasts gas central heating and modern décor. Available from the middle of December on an unfurnished basis. \*Please note these photos are from previous listing\*



### Accommodation

Entrance Hallway  
Lounge (4.87m x 3.35m)  
Bedroom One (4.57m x 3.35m)  
Bedroom Two (3.65m x 3.04m)  
Kitchen (3.04m x 2.43m)  
Bathroom

### Features

Walking Distance to Seafront  
Modern Kitchen  
Close to Train Station  
Central Location  
Close to Train Station  
Gas Central Heating



### Financial Requirements

A minimum of one month's rent, plus a deposit of £980 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.