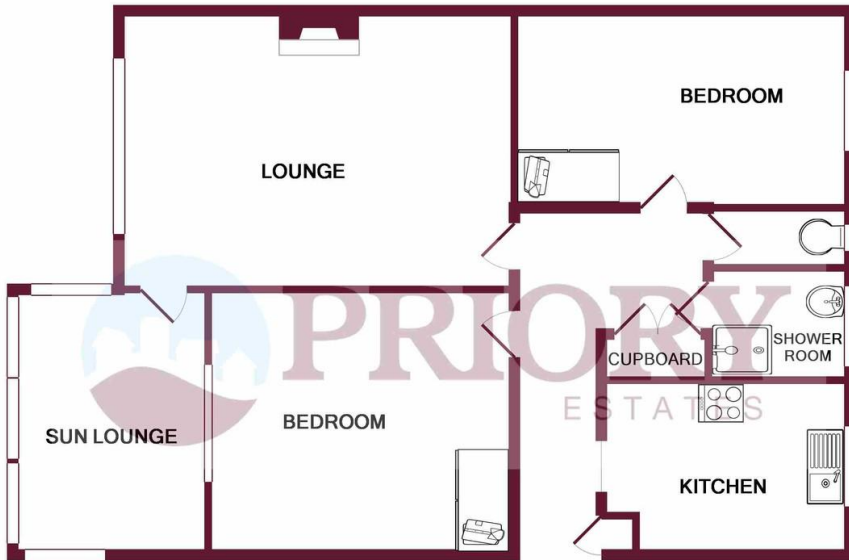


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Queens House
 The Esplanade, Frinton On Sea

Rent: £1,250 pcm
 Energy Efficiency Rating D

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	
	67
	77
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	

Council Tax Band
 Council Tax Band D

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

Perfectly situated along Frinton seafront is this two bedroom ground floor flat. This property has been redecorated throughout and benefits from a sun room, spacious accommodation, garage, and is just a short walk to local amenities and Frinton Railway Station. Available from the middle of February on an unfurnished basis.

Please note these photos are from a previous listing



Accommodation

Entrance Hall
Lounge (5.09m x 3.59m)
Kitchen (3.16m x 2.19m)
Sun Lounge (2.49m x 1.98m)
Bedroom One (3.87m x 3.87m)
Bedroom Two (4.29m x 2.49m)
Shower Room
Separate WC

Features

Desireable Location
Beautiful Sea Views
Communal Gardens
Sun Room
Gas Central Heating
Off Road Parking & Garage



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,440 is required in deared 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.