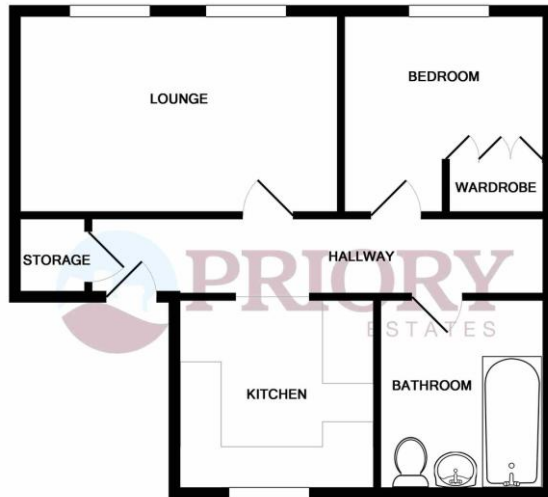


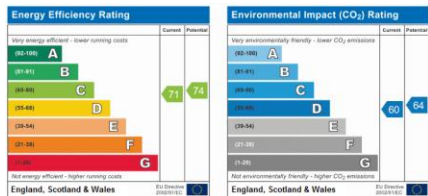
**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



**Weymouth Close**  
 Clacton-on-Sea

**Rent: £695 pcm**  
 Energy Efficiency Rating C



**Council Tax Band**  
 Council Tax Band B

**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**

**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

Exclusive to Priory Estates is this one bedroom second floor flat, situated on the ever popular Martello Bay development. Boasting allocated parking, double glazing, and a fantastic location, being just moments away from Clacton seafront and the pier. Available from the middle of February on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge (3.96m x 3.96m)  
Kitchen (2.83m x 2.59m)  
Bedroom (3.04m x 2.68m)  
Bathroom

### Features

Allocated Parking  
Electric Heating  
Double Glazing  
1.2 Miles from Clacton Pier  
Stones Throw from The Seafront  
Ideal Location



### Financial Requirements

A minimum of one month's rent, plus a deposit of £800 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.