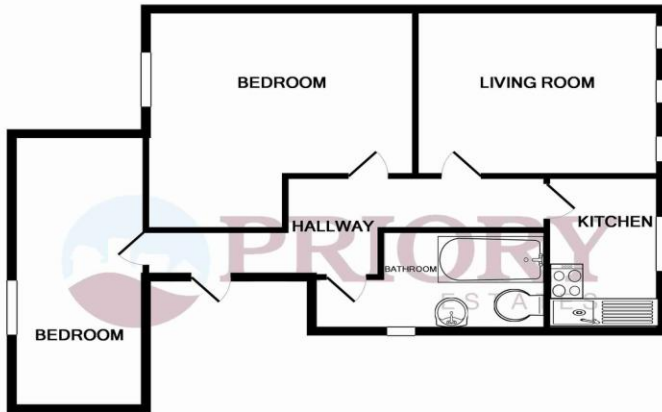


**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655

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



TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Metropix ©2016

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
72	78
EU Directive 2002/91/EC	
England & Wales	
www.epc4u.com	

**Council Tax Band**  
 Council Tax Band A

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 147 High Street  
 Harwich  
 Essex  
 CO12 3AX

**T:** 01255 506655  
**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.



**Cliff Road**  
 Dovercourt, Harwich

**Rent: £775. pcm**  
 Energy Efficient Rating C





### Property Description

Priory Estates are pleased to offer this 2 bedroom newly refurbished second floor flat, which is close to the sea front and Harwich Town centre. The property benefits from a white fitted kitchen with integrated oven and hob, a large, light, and airy living room, a very spacious master bedroom and a bathroom with a white matching suite. The property is available now on an unfurnished basis.



### Accommodation

Kitchen (2.67m x 1.73m)

Living Room (3.18m x 3.81m)

Master Bedroom (4.01m x 2.82m)

Second Bedroom (4.7m x 2.03m)

Bathroom (2.49m x 1.65m)

### Features

New Carpets

Freshly painted

Close To Town

Second Floor Flat

Council Tax Band A

2 Minutes Walk to the beach



### Financial Requirements

A minimum of one month's rent, plus a deposit of £890 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.