

**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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**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@prioryestates.co.uk  
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**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 tenants are advised to recheck the measurements.



**Main Road**

Dovercourt, Essex

**Rent: £750 pcm**

EPC - TBC





### Property Description

Priory Estates are pleased to offer this newly refurbished one-bedroom top floor flat in the upper Dovercourt area. This property has been decorated to a very high standard and has newly fitted carpets throughout. Property consists of a large lounge, large double bedroom, newly fitted kitchen, and a modern fitted shower room. This property also has loads of storage, a large garden and private parking.



### Accommodation

Accommodation:  
Entrance Hall  
Downstairs Shower Room (3.2 x 2.7)  
Landing  
Kitchen (3.2 x 2.8)  
Bedroom (3.7 x 3.6)  
Lounge (5.3 x 4.4)

### Features

Top Floor Apartment  
Newly refurbished  
Huge Lounge  
One double bedroom  
New carpets throughout  
Private Parking



### Financial Requirements

A minimum of one month's rent, plus a deposit of £865.00 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.