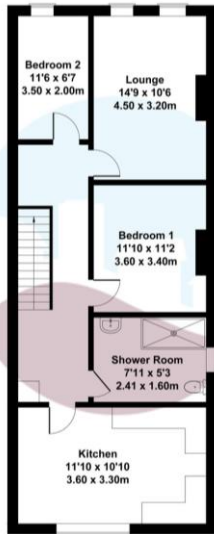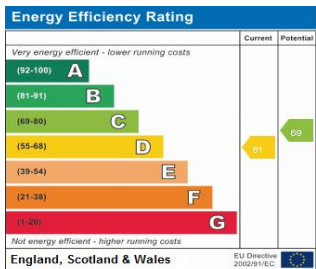**Frinton Office**
88 Connaught Avenue
Frinton-on-Sea
Essex CO13 9PT
Tel: (01255) 677688

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

PRIORY
ESTATES

Approximate Gross Internal Area
829 sq ft - 77 sq m

Bedroom 2
11'6 x 6'7
3.50 x 2.00m

Lounge
14'9 x 10'6
4.50 x 3.20m

Bedroom 1
11'10 x 11'2
3.60 x 3.40m

Shower Room
7'11 x 5'3
2.41 x 1.60m

Kitchen
11'10 x 10'10
3.60 x 3.30m

FIRST FLOOR

Frinton Road

Kirby Cross, Frinton-on-Sea

Rent: £850 pcm

Energy Efficiency Rating D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales
EU Directive
2002/91/EC

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@prioryestates.co.uk
W: www.prioryestates.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 tenants are advised to recheck the measurements.

Accommodation

Entrance Hallway

Lounge (4.5m x 3.2m)

Kitchen (3.6m x 3.3m)

Bedroom One (3.5m x 2m)

Bedroom Two (3.6m x 3.4m)

Shower Room

Features

Central Location

Close to Local Amenities & Transport

Links

Gas Central Heating

Double Glazing

Private Access

Shower Room

Property Description

Situated within the poplar village of Kirby Cross, is this spacious two bedroom first floor flat. Conveniently located close to the railway station with links to Colchester and London Liverpool Street and Connaught Avenue, which holds ample amenities. This property also benefits from private access, gas central heating and double glazing. Available from the middle of March on an unfurnished basis.

Please note these photos are from a previous listing

The Property Ombudsman

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.