

Frinton Road, Kirby Cross, CO13

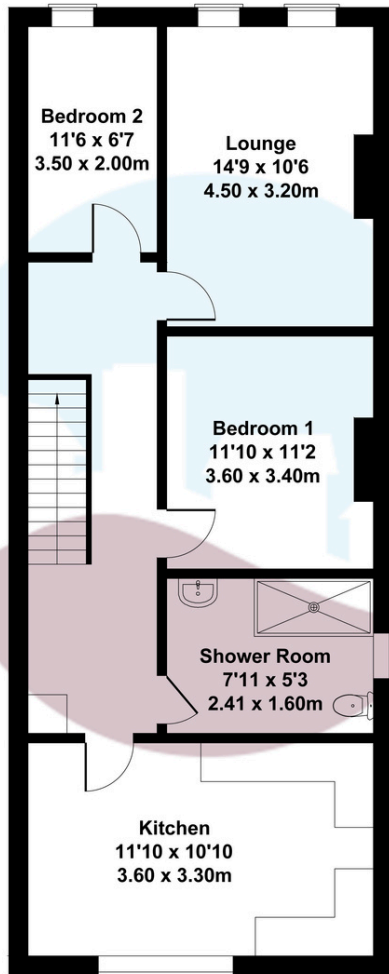
**£875 pcm**

Situated within the popular village of Kirby Cross, is this spacious two bedroom first floor maisonette. 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 end of January on an unfurnished basis.

- Private Entrance
- Central Location
- Gas Central Heating
- Double Glazing
- Wet Room
- Available End of January

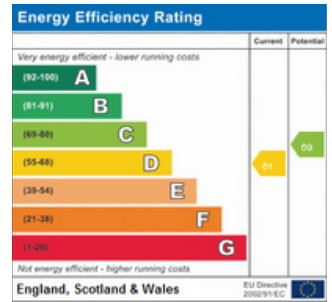
# Frinton Road

Approximate Gross Internal Area  
829 sq ft - 77 sq m



## FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



**Council Tax Band**  
Council Tax Band A

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,005 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.

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.