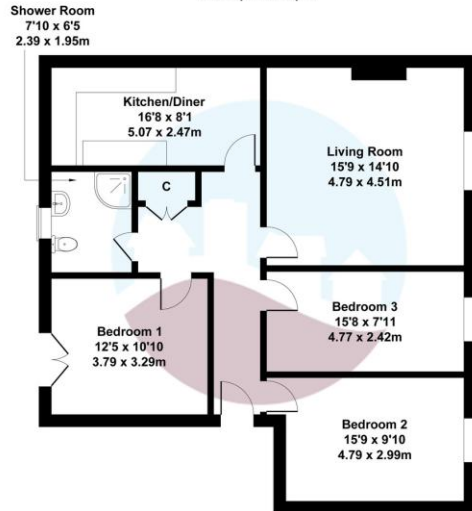


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688


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

## Old Parsonage Way

Approximate Gross Internal Area  
 1001 sq ft - 93 sq m



Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**Council Tax Band**  
 Council Tax Band C

**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.



Old Parsonage Way

Rent: £1,100 pcm

Frinton-on-Sea

Energy Efficiency Rating C





### Accommodation

Entrance Hall  
Lounge (4.79m x 4.59m)  
Kitchen/Diner (5.07m x 2.47m)  
Bedroom One (3.79m x 3.29m)  
Bedroom Two (4.79m x 2.99m)  
Bedroom Three (4.77m x 2.42m)  
Shower Room

### Features

Redecorated Throughout  
Modern Fitted Kitchen/Diner  
Spacious  
Close to Local Amenities  
Short Walk to Seafront  
Inside The Gates



### Property Description

Priory Estates are pleased to present this three bedroom first floor flat. Situated within The Gates of Frinton, with just a short walk to the seafront, Connaught Avenue and Railway Station, with Links to Colchester and London Liverpool Street. This property has been redecorated throughout and also benefits from spacious accommodation, shower room and a garage at an extra cost. Available from May on an unfurnished basis.



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,265 is required in deared 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.