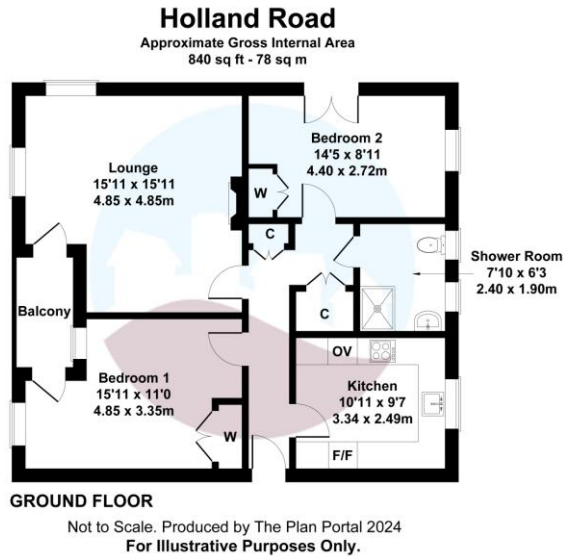


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



Holland Road
 Frinton-on-Sea

Rent: £1,200 pcm
 Energy Efficiency Rating TBC

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			

Awaiting EPC

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 tenant: are advised to recheck the measurements.





Property Description

Perfectly situated within The Gates of Frinton-On-Sea, is this two bedroom ground floor flat. With just a short stroll to the sea front, Frinton Railway Station and Connaught Avenue, which holds ample amenities, this property also benefits from being modern throughout, balcony, communal gardens and off road parking. Available from the end of April on an unfurnished basis.



Accommodation

Entrance Hall
Lounge (4.85m x 4.85m)
Kitchen (3.34m x 2.49m)
Bedroom One (4.85m x 3.35m)
Bedroom Two (4.40m x 2.72m)
Shower Room

Features

Modern Throughout
Fitted Kitchen
Balcony
Fitted Wardrobes
Communal Gardens
Off Road Parking



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 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.