

**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                    |           |
|---|-----------|
|   | Potential |
| Very energy efficient - lower running costs |           |
| (92+) <b>A</b>                              |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            | 55        |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 75  |           |

England & Wales EU Directive 2002/91/EC  
 WWW.EPC4U.COM

**Council Tax Band**  
 Council Tax Band B

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
 Frinton-On-Sea  
 Essex  
 CO13 9PT

**T:** 01255 677688  
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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.



**Connaught Avenue**  
 Frinton-on-Sea

**Rent: £950 pcm**  
 Energy Efficiency Rating D





### Accommodation

Entrance Hall  
Lounge (5.36m x 2.77m)  
Kitchen (2.98m x 1.95m)  
Bedroom One (3.35m x 2.77m)  
Bedroom Two (3.77m x 2.77m)  
Shower Room

### Features

Modern Throughout  
Shower Room  
Good Sized Accommodation  
Juliet Balcony  
Close to Local Amenities  
Short Walk to Seafront



### Property Description

Priory Estates are delighted to bring to the rental market this two bedroom first floor flat located within the Gates of Frinton-On-Sea, with just a short walk to the local schools, seafront and the shops being at your doorstep. Modern throughout, this property also benefits from a shower room, good sized accommodation and a Juliet balcony. Available now on an unfurnished basis.



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 is required in deared funds prior to the commencement of the tenancy.

### Term

A term of 9 months under an Assured Shorthold Tenancy Agreement.

### Restrictions

Certain Restrictions have been placed on this property, please ask for details.