

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



Connaught Avenue
 Frinton-on-Sea

Rent: £950 pcm
 Energy Efficiency Rating D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(54-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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
E: admin@priorityestates.co.uk
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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.





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 from July 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 12 months under an Assured Shorthold Tenancy Agreement, with an extension should both parties agree.

Restrictions

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