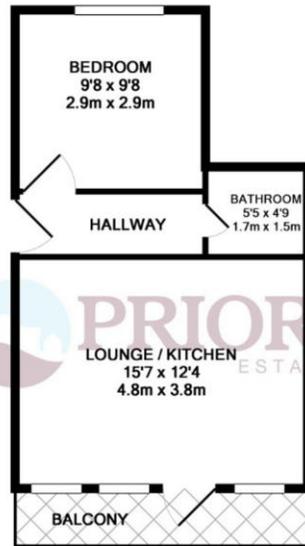


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	39	54
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

**Council Tax Band**  
 Council Tax Band A

**LOCAL AUTHORITY**  
 Tendring District Council

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

**T:** 01255 677688  
**E:** admin@priorityestates.co.uk  
**W:** www.priorityestates.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.



**West Avenue**

**Rent: £595 pcm**

Clacton-on-Sea

Energy Efficiency Rating E





### Property Description

Exclusive to Priory Estates is this one bedroom first flat located in Clacton-on-Sea's town centre. Just a short walk from the seafront, local amenities and Clacton Railway Station, the property also benefits from open plan lounge/kitchen with a private balcony and electric heating. Available from the middle of June on an unfurnished basis.

\*Please note these photos are from a previous listing\*



### Accommodation

Private Entrance  
Lounge/Kitchen (4.78m x 3.77m)  
Hallway  
Bedroom One (2.98m x 2.98m)  
Bathroom (1.67m x 1.49m)

### Features

Town Location  
Close to Amenities & Transport Links  
Electric Heating  
Private Balcony  
Open Plan Lounge/Kitchen



### Financial Requirements

A minimum of one month's rent, plus a deposit of £685 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.