

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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	
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
E: admin@prioryestates.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 tenant: are advised to recheck the measurements.



Maplin Court

Kings Parade, Holland On Sea

Rent: £850 pcm

Energy Efficiency Rating C





Property Description

Priory Estates are delighted to present this second floor flat situated yards from Holland seafront. This property boasts sea views from the front aspect, sun balcony, garage and is just a short drive from Clacton railway station with links to Colchester and London Liverpool Street. Available from middle of June on an unfurnished basis.



Accommodation

Entrance Hall
Lounge (5.57m x 3m)
Kitchen (3.13m x 2.43m)
Bedroom (3.84m x 2.31m)
Bedroom (3.77m x 2.77m)
Bathroom

Features

Sea Views
Recently Re-decorated
Balcony
Garage & Parking
Close to Local Amenities
Gas Central Heating



Financial Requirements

A minimum of one month's rent, plus a deposit of £980 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.