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 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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

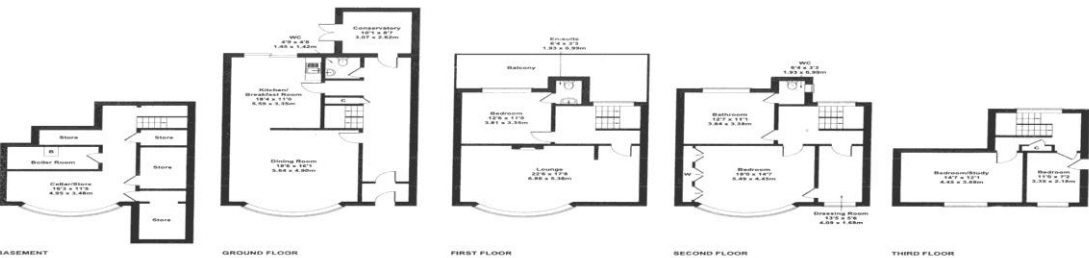


Kings Quay Street

Rent: £1,950 pcm

Harwich

Energy Efficiency Rating



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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 D

LOCAL AUTHORITY

Tendring District Council

OFFICE
 147 High Street
 Harwich
 Essex
 CO12 3AX

T: 01255 506655
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.



Accommodation

Entrance/Hallway

Dining Room 18'6 x 16'1

Kitchen/Breakfast Room 18'4 x 11'0

W/C 1'45 x 1'42

Conservatory 10'1 x 8'7

First Floor Landing

Lounge 22'6 x 17'8

Bedroom 12'6 x 11'0

En-suite 6'4 x 3'3

Balcony

Second Floor Landing

Bedroom 18'0 x 14'7

Dressing room 13'5 x 5'6

Bathroom 12'7 x 11'1

W/C 6'4 x 3'3

Third Floor Landing

Bedroom 14'7 x 12'1

Bedroom 11'0 x 7'2

Basement

Cellar/store area 16'3 x 11'5



Property Description

Priory Estates are delighted to offer this Grade II Listed Georgian Home which spans over four floors with spacious high ceilings. Esplanade House is gorgeous inside and out, with ample storage in the historic basement, to going up the grand stairway, which will lead you to the most stunning views of river and neighbouring towns.



This property is within walking distance to amazing local restaurants, shops and an award winning beach, which is right on your doorstep. A viewing is strongly advised to be able to appreciate this gorgeous home.



Financial Requirements

A minimum of one month's rent, plus a deposit of £2,250 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.