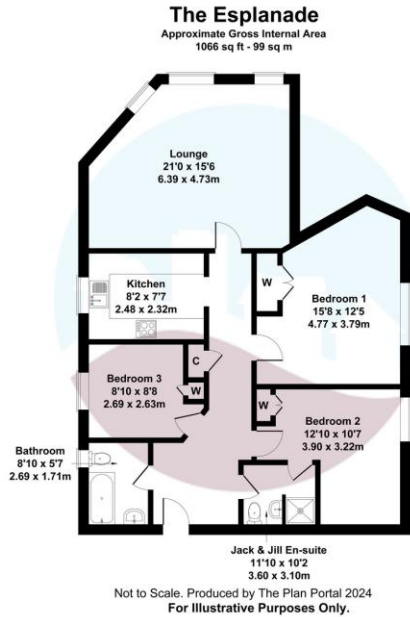


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



The Esplanade
 Frinton-on-Sea

Rent: £1,300 pcm
 Energy Efficiency Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92+)	A		
(81-91)	B		
(69-80)	C	74	75
(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 D

LOCAL AUTHORITY
 Tendring District Council

OFFICE
 88 Connaught Avenue
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 Essex
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W: www.prioryestates.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 Hall
Lounge (6.39m x 4.73m)
Kitchen (2.48m x 2.32m)
Bedroom One (4.77m x 3.79m)
Bedroom Two (3.90m x 3.22m)
Jack & Jill Ensuite
Bedroom Three (2.69m x 2.63m)
Bathroom

Features

Undergoing Redecorations
Seafront Location
Sea Views
Ensuite
Spacious Throughout
Off Road Parking



Property Description

A spacious three bedroom first floor flat in the heart of Frinton-On-Sea, situated along the seafront with excellent views to the front aspect. This property offers versatile unfurnished accommodation, modern kitchen, off road parking and is just a stones throw from Connaught Avenue, with ample amenities. Available from the middle of July on an unfurnished basis.



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,500 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.

