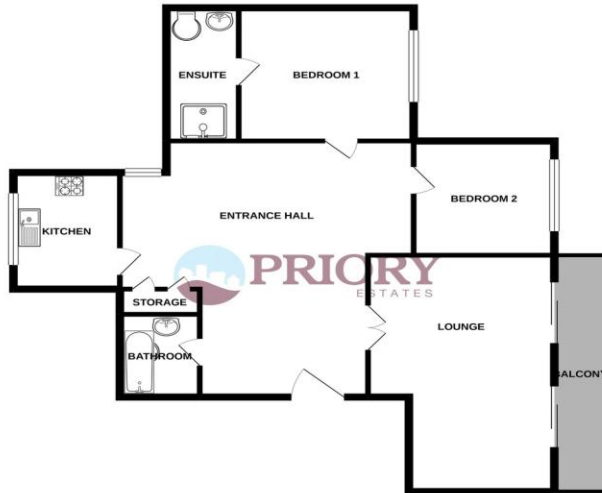


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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



TOTAL FLOOR AREA - 971 sq ft (90.2 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the information contained herein, the measurements of areas, volumes, capacity and other figures are not guaranteed and are provided for guidance only. The information is provided for general guidance purposes only and should not be relied upon and potential tenants are advised to check the measurements on their own behalf or with a professional surveyor.

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

Council Tax Band
 Council Tax Band D

LOCAL AUTHORITY
 Tendring District Council

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

T: 01255 677688
E: admin@prioryestates.co.uk
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.



The Grand

Rent: £1,250 pcm

The Esplanade, Frinton On Sea

Energy Efficiency Rating C





Property Description

Situated on the popular Esplanade Road, is this two bedroom first floor apartment. With just a short walk to Connaught Avenue which holds ample amenities and Frinton Railway Station, with links to Colchester and London Liverpool Street. This property also benefits from being a stones throw from the seafront, underfloor heating, off road parking and a balcony with sea views. Available from the end of August on an unfurnished basis. *Please note these photos are from a previous listing*



Accommodation

- Entrance Hall
- Lounge (5.79m x 3.96m)
- Kitchen
- Bedroom One (3.65m x 3.35m)
- Ensuite
- Bedroom Two (2.74m x 2.74m)
- Bathroom

Features

- Seafront Location
- Uninterrupted Sea views
- Close to Local Amenities
- Under Floor Heating
- Balcony
- Lift Access



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,440.00 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.