

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



Lyon Close

Rent: £950pcm

Clacton on Sea, Essex

Energy Efficiency Rating E.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	43
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Council Tax Band
 Council Tax Band A

LOCAL AUTHORITY
 Tendring District Council



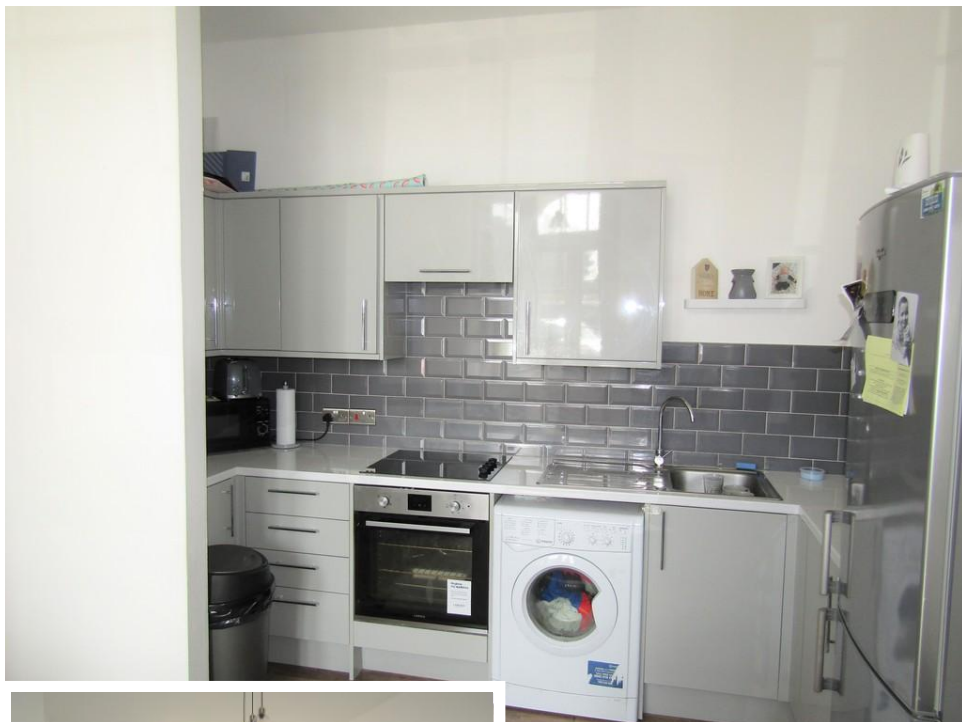
Online Application Form

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 tenants are advised to recheck the measurements.

OFFICE
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Property Description

Priory Estates are delighted to bring to the rental market this two bedroom ground floor flat located in Clacton-On-Sea. This property is conveniently located close to Clacton town centre, with ample amenities, seafront and Railway Station with access to Colchester and London Liverpool Street. Also benefiting from off road parking and double glazing. Available from mid August on an unfurnished basis. *Please note these photos are from a previous listing*



Accommodation

Entrance Hallway
Lounge/Kitchen (5.88m x 3.47m)
Bedroom One (4.57m x 2.86m)
Bedroom Two (4.48m x 1.76m)
Bathroom

Features

Ground Floor Flat
Double Glazing
Off Road Parking
Close to Local Amenities
Short Walk to Seafront
Unfurnished
Available Mid-August



Financial Requirements

A minimum of one month's rent, plus a deposit of £1095.00 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.