

**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



**Ratcliffe Court**

**Rent: £1,000 pcm**

Old Parsonage Way, Frinton On Sea

Energy Efficiency Rating D

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	
68	78
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council



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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.





### Property Description

Priory Estates are pleased to present this two bedroom first floor flat located within the gates of Frinton On sea and just a short walk to all local amenities including shops, the seafront, schools, bus and railway services for Colchester and London. Currently undergoing redecoration works throughout, this property also boasts communal gardens and two double bedrooms. Available from the middle of November on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge  
Kitchen  
Bedroom One  
Bedroom Two  
Bathroom

### Features

Redecorated Throughout  
Spacious Accommodation  
Double Bedrooms  
Gas Central Heating  
Communal Gardens  
Inside The Gates



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,150.00 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.