

**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



**Cliff Road**  
 Dovercourt, Harwich

**Rent £775pcm**  
 Energy efficiency: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		69	78
EU Directive 2002/91/EC			

**Council Tax Band**  
 Band A

**LOCAL AUTHORITY**  
 Tendring District  
 Council



**OFFICE**  
 147 High Street  
 Harwich  
 Essex  
 CO12 3AX

**T:** 01255 506655  
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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 tenants are advised to recheck the measurements.





### Property Description

Priory Estates are delighted to offer this 2-bedroom refurbished first floor flat, this property is within close proximity to the town, local schools and transport links. Enquire for availability on an unfurnished basis.



### Accommodation

Lounge  
Kitchen  
Bedroom 1  
Bedroom 2  
Bathroom

### Features

Double Glazed  
Gas Central Heating  
New Carpets  
Freshly Painted  
2 Minutes Walk to the Beach  
Town Centre Location



### Financial Requirements

A minimum of one month's rent, plus a deposit of £894.23 is required in cleared funds prior to the commencement of the tenancy.

### Term

A minimum of 12 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.