

**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



**Connaught Avenue**

**Rent: £925 pcm**

Frinton On Sea, Essex

Energy Efficiency Rating C

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

**Council Tax Band**  
Council Tax Band B

**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 delighted to offer this modern two bedroom first floor apartment in the ideal location of Connaught Avenue. With just a stones throw from local amenities and Frinton Railway Station, with links to Colchester and London Liverpool Street, this property offers two bedrooms, open plan lounge and kitchen, four piece bathroom, utility room and off road parking. Available from March on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge/Kitchen  
Utility Rooms  
Two Bedrooms  
Bathroom

### Features

Close to Amenities & Transport Links  
Short Walk to Sea Front  
Gas Central Heating  
Double Glazing  
Allocated Off Road Parking  
Modern



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,065 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.