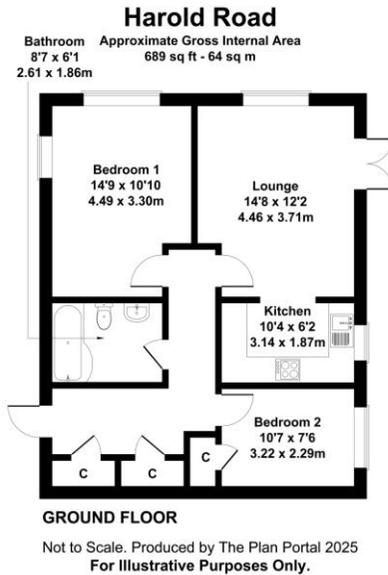


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



**Glencoe Apartments**

**Rent: £950 pcm**

15 Harold Road, Frinton On Sea

Energy Efficiency Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council



**OFFICE**  
 88 Connaught Avenue  
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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 introduce to the rental market this two bedroom, ground floor flat situated in the seaside town of Frinton-on-Sea. This property is currently undergoing redecorations throughout and boasts an enclosed patio area and communal gardens, as well as benefitting from being just a stones throw from Connaught Avenue, which includes all local amenities and Frinton seafront. Available from March on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge (4.46m x 3.71m)  
Kitchen (3.14m x 1.87m)  
Bedroom One (4.49m x 3.30m)  
Bedroom Two (3.22m x 2.29m)  
Bathroom

### Features

Undergoing Redecorations Throughout  
Underfloor Heating  
Private Patio Area  
Communal Gardens  
Off Road Parking  
Fitted Kitchen



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 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.