

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



Energy Efficiency Rating	
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	
England & Wales	EU Directive 2002/91/EC
www.epcreu.com	

Council Tax Band
Council Tax Band A

LOCAL AUTHORITY
Tendring District Council



OFFICE
88 Connaught Avenue
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CO13 9PT

T: 01255 677688
E: admin@prioryestates.co.uk
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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.



Wellesley Road

Clacton-on-Sea

Rent: £795 pcm

Energy Efficiency Rating C



www.prioryestates.co.uk

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Property Description

Priory Estates are pleased to present this two-bedroom first floor flat. Situated just a short walk from the town, seafront and Clacton Railway Station with links to Colchester and London Liverpool Street, this property also benefits from being modern throughout and gas central heating. Available from August on an unfurnished basis.



Accommodation

Entrance Hall
Lounge
Kitchen
2 Bedrooms
Bathroom

Features

Close to Amenities & Transport Links
Modern Throughout
Gas Central Heating
Double Glazed
Built in Wardrobe to Main Bedroom
Short Walk to Sea Front



Financial Requirements

A minimum of one month's rent, plus a deposit of £915 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.