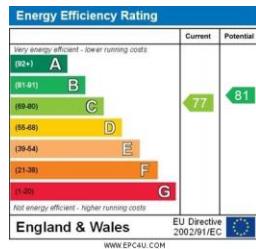


Frinton Office  
88 Connaught Avenue  
Frinton-on-Sea  
Essex CO13 9PT  
Tel: (01255) 677688

Harwich Office  
147 High Street  
Harwich  
Essex CO12 3AX  
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**Council Tax Band**  
Council Tax Band A



**LOCAL AUTHORITY**  
Tendring District Council

**OFFICE**  
88 Connaught Avenue  
Frinton-On-Sea  
Essex  
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

Rent: £795 pcm

Clacton-on-Sea

Energy Efficiency Rating C





#### 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.