



Station Road, Brightlingsea CO7

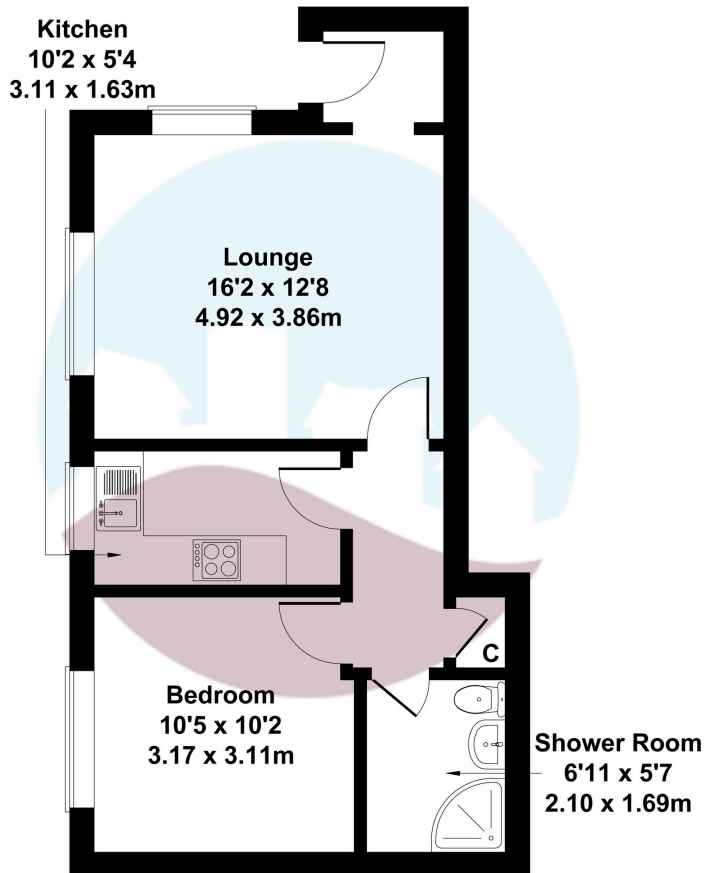
£750 pcm

Priory Estates are delighted to present this one bedroom ground floor maisonette situated in the coastal town of Brightlingsea. Within a short distance of local amenities and the promenade, this property also benefits from a modern kitchen and shower room and allocated off road parking. This property is available from the end of November on an unfurnished basis and is suitable for sole occupancy.

- Modern Kitchen & Shower Room
- Electric Heating
- Close to Local Amenities
- Comunal Gardens
- Allocated Off Road Parking
- Available End of November

Station Road

Approximate Gross Internal Area
441 sq ft - 41 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
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.epc4all.com		



Council Tax Band
Council Tax Band A

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £865.00 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.

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.