



Frinton Road, Holland-On-Sea CO15

**£815 pcm**

Priory Estates are pleased to present this two bedroom second floor flat, located in the popular seaside town Holland-On-Sea. This property is just a short walk to local amenities, the sea front and is within 2 miles of Clacton Railway Station with links to Colchester and London Liverpool Street. Available from the end of January on an unfurnished basis, this property will be more suited to mature applicants.

- Close to Local Amenities
- Short Walk to Sea Front
- Gas Central Heating
- Double Glazing
- Off Road Parking
- Available End of January

# Grove House

Approximate Gross Internal Area  
710 sq ft - 66 sq m

## Kitchen

12'10 x 5'11  
3.90 x 1.80m

Lounge  
19'0 x 10'10  
5.80 x 3.30m

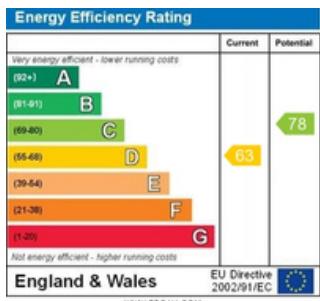
Bedroom 2  
12'10 x 7'10  
3.90 x 2.40m

Bedroom 1  
12'10 x 10'10  
3.90 x 3.30m

Bathroom  
5'11 x 3'11  
1.80 x 1.20m

## SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



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 £940 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.