



Queens Road, Frinton-on-Sea CO13

**£1,200 pcm**

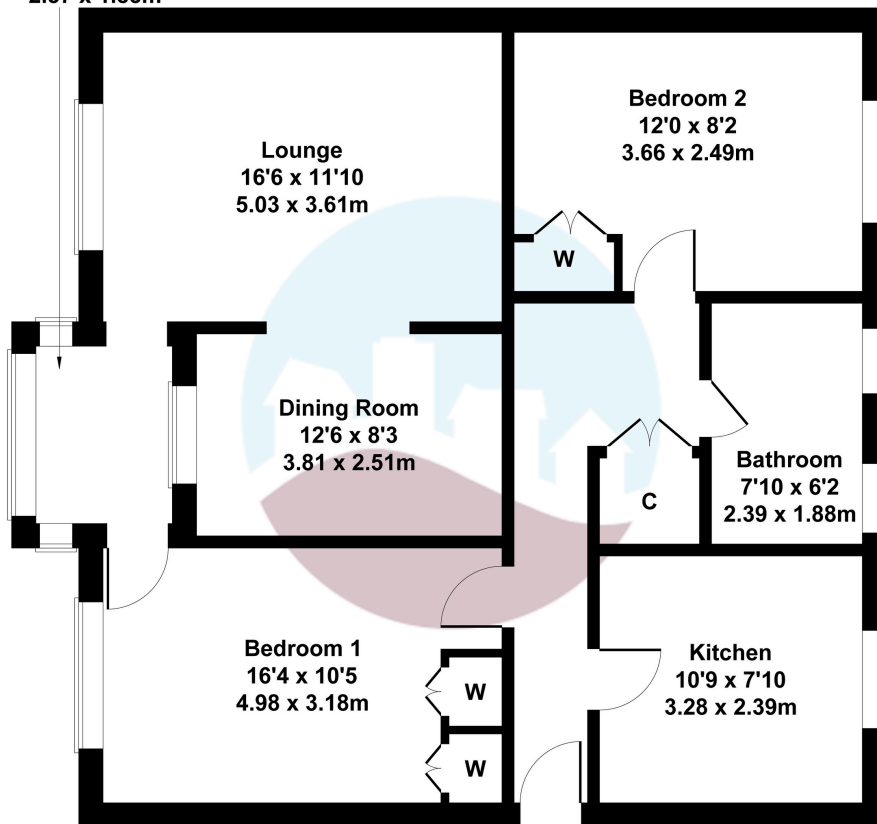
Priory Estates are delighted to bring to the rental market this two bedroom first floor flat, situated in the sought after location within 'The Gates' of Frinton-on-Sea. This property boasts spacious living with a separate dining area, covered balcony with sea views, and a four piece bathroom suite. Within a short distance to Connaught Avenue, which holds ample amenities, and Frinton Railway Station with links to Colchester and London Liverpool Street. Available from March on an unfurnished basis, this one is not to be missed!

- Seafront Location
- Covered Balcony with Sea Views
- Separate Dining Area
- Communal Off Road Parking
- Four Piece Bathroom Suite
- Unfurnished

## Queens Road

Approximate Gross Internal Area  
944 sq ft - 88 sq m

Covered Balcony  
8'5 x 6'1  
2.57 x 1.85m



### FIRST FLOOR FLAT

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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.PPC411.COM		



**Council Tax Band**  
Council Tax Band D

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 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.