



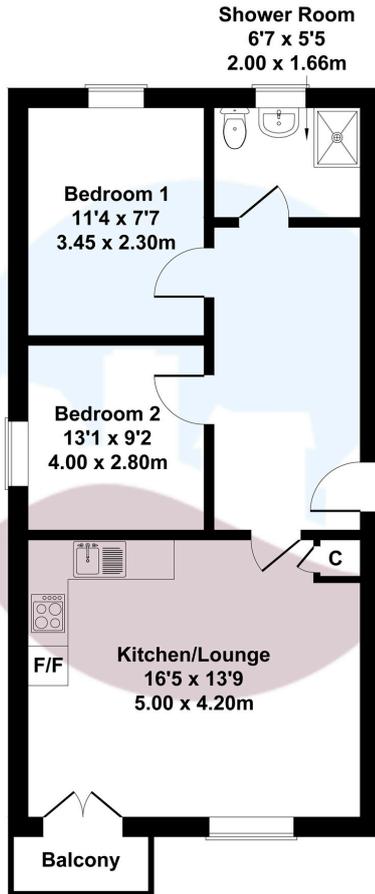
Pole Barn Lane, Frinton-on-sea CO13

£1,035 pcm

A modern and beautifully presented two bedroom first floor flat situated inside the gates of Frinton, with just a short walk to local amenities and railway station, with links to Colchester and London Liverpool Street. This property consists of a spacious lounge with patio doors leading out to a balcony, and a modern shower room. Also benefiting from off road parking and communal gardens. Available from the middle of March on an unfurnished basis.

- Modern Throughout
- Close to Local Amenities
- Balcony
- Off Road Parking
- Unfurnished
- Available Mid March

Approximate Gross Internal Area
581 sq ft - 54 sq m



FIRST FLOOR

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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.ppc411.com			



Council Tax Band
Council Tax Band A

LOCAL AUTHORITY
Tending District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,190 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.