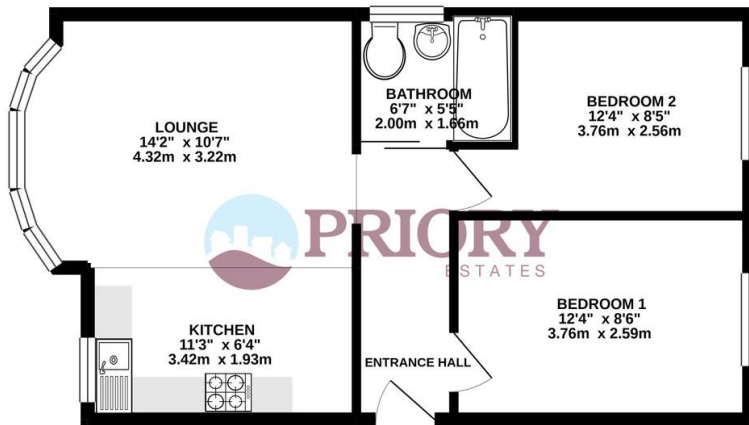


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

**Harwich Office**  
 147 High Street  
 Harwich  
 Essex CO12 3AX  
 Tel: (01255) 506655

**FIRST FLOOR**  
 492 sq.ft. (45.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-10)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		F3	G6

**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  
**W:** www.prioryestates.co.uk

**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.



**Homelea**

**Rent: £750 pcm**

Princes Esplanade, Walton On The Naze

Energy Efficiency Rating C





### Property Description

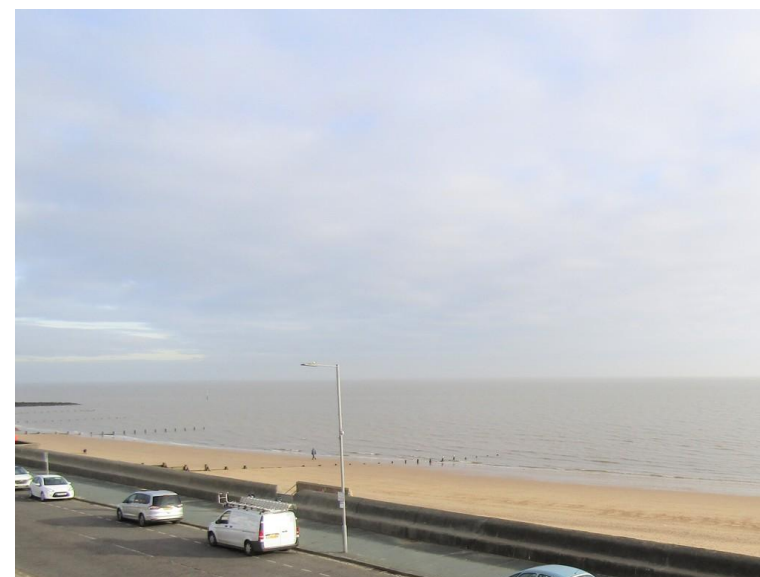
Priory Estates are delighted to bring to the market this two bedroom first floor flat. Conveniently located along Walton seafront and just a short walk to the town, which offers ample amenities and transport links, this property also benefits from off road parking and gas central heating. Available from June on an unfurnished basis.

### Accommodation

Entrance Hall  
 Lounge / Open Plan Kitchen (5.21m x 3.44m)  
 Bedroom One (3.77m x 2.59m)  
 Bedroom Two (2.59m x 2.59m)  
 Bathroom

### Features

Sea Views to Front Aspect  
 Close to Local Amenities  
 Central Location  
 Off Road Parking  
 Gas Central Heating  
 Double Glazing



### Financial Requirements

A minimum of one month's rent, plus a deposit of £865 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.