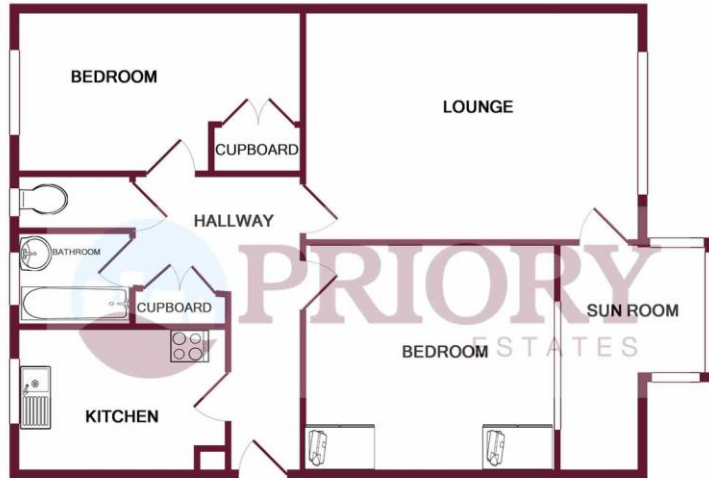


**Frinton Office**  
 88 Connaught Avenue  
 Frinton-on-Sea  
 Essex CO13 9PT  
 Tel: (01255) 677688

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



**Queens House**  
 The Esplanade, Frinton On Sea

**Rent: £1,050 pcm**  
 Energy Efficiency Rating D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <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>	
(1-20) <b>G</b>	
	<b>76</b>
<b>60</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
www.epc4u.com	

**Council Tax Band**  
 Council Tax Band C

**LOCAL AUTHORITY**  
 Tendring District Council

**OFFICE**  
 88 Connaught Avenue  
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 Essex  
 CO13 9PT

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**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.





### Property Description

Priory Estates are delighted to bring to the market this two bedroom second floor flat, located inside the gates of Frinton-on-Sea. The property boasts many attractive features including sea views, sun room and spacious accommodation throughout, as well as being just a short walk away from Connaught Avenue, which holds many local amenities. Available from mid June on an unfurnished basis. \*Please note these photos are from a previous listing\*



### Accommodation

Entrance Hall  
Lounge (5.18m x 3.62m)  
Sun Room (2.49m x 3.93m)  
Bedroom One (3.93m x 3.50m)  
Bedroom Two (4.41m x 2.49m)  
Kitchen  
Bathroom  
Separate WC

### Features

Sea Views  
Sun Room  
Close To Local Amenities  
Ideal Location  
Communal Gardens  
Off Road Parking & Garage



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,210 is required in deared 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.