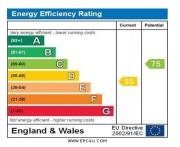
**Frinton Office** 

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

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







**Council Tax Band** 

Council Tax Band B

**LOCAL AUTHORITY** 

**Tendring District Council** 

OFFICE

88 Connaught Avenue Frinton-On-Sea Essex CO13 9PT

T: 01255 677688

prepare these particulars, they are for guidance E: admin@prioryestates.co.uk purposes only. All measurements are approximate, are for general guidance purposes only and whilst W: www.prioryestates.co.uk every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.

Agents Note: Whilst every care has been taken to



**Connaught Avenue** 

Frinton-on-Sea

Energy Efficiency Rating D









# **Property Description**

Priory Estates are delighted to bring to the rental market this two bedroom first floor flat located within the Gates of Frinton-On-Sea, with just a short walk to the local schools, seafront and the shops being at your doorstep. Modern throughout, this property also benefits from a shower room, good sized accommodation and a Juliet balcony. Available now an unfumished basis.



## Accommodation

**Entrance Hall** 

Lounge (5.36m x 2.77m)

Kitchen (2.98m x 1.95m)

Bedroom One (3.35m x 2.77m)

Bedroom Two (3.77m x 2.77m)

Shower Room

### **Features**

Modern Throughout

**Shower Room** 

Good Sized Accommodation

Juliet Balcony

Close to Local Amenities

Short Walk to Seafront



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 is required in deared funds prior to the commencement of the tenancy.

#### Term

A term of 9 months under an Assured Shorthold Tenancy Agreement.

#### Restrictions

Certain Restrictions have been placed on this property, please ask for details.