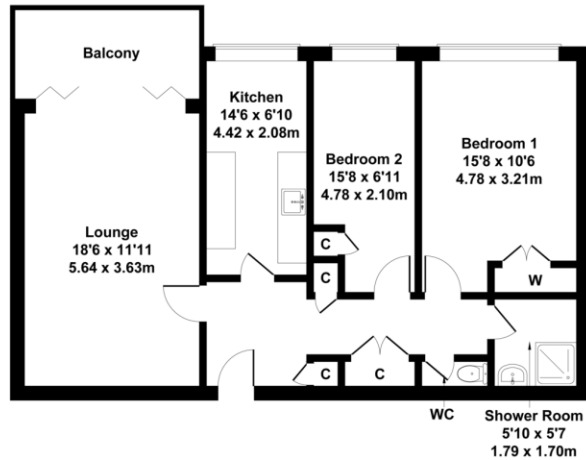


Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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

The Esplanade

Approximate Gross Internal Area
 786 sq ft - 73 sq m



The Esplanade
 Frinton-on-Sea

Rent: £900 pcm
 Energy Efficiency Rating E

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
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
 Frinton-On-Sea
 Essex
 CO13 9PT

T: 01255 677688
E: admin@priorityestates.co.uk
W: www.priorityestates.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 tenant: are advised to recheck the measurements.





Property Description

Priory Estates are pleased to present this seventh floor two bedroom flat, located along the popular seafront in Frinton. Situated with just a short walk from local amenities and Frinton Railway Station, with links to Colchester and London Liverpool Street. This property also benefits from off road parking, balcony and a lift. Available from August on an unfurnished basis.

Please note these photos are from a previous listing



Accommodation

Entrance Hall
Lounge (5.64m x 3.63m)
Kitchen (4.42m x 2.08m)
Bedroom Two (4.78m x 2.10m)
Bedroom One (4.78m x 3.21m)
Shower Room
Separate WC

Features

Seafront Location
Close to Local Amenities
Lift to All Floors
Garage Available at Extra Cost
Balcony
Sea Views



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,035 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.