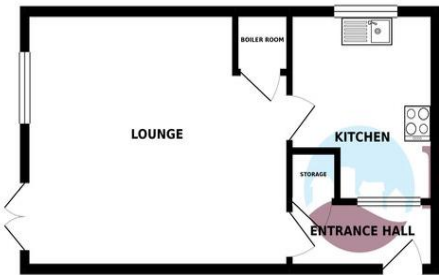


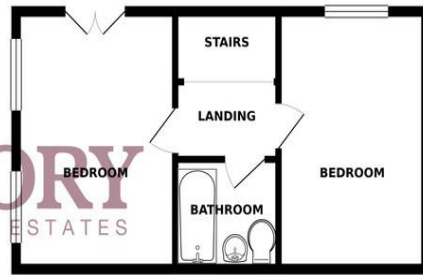
Frinton Office
 88 Connaught Avenue
 Frinton-on-Sea
 Essex CO13 9PT
 Tel: (01255) 677688

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

GROUND FLOOR



1ST FLOOR



St Marys Mews

Rent: £975 pcm

St Marys Road, Frinton On Sea

Energy Efficiency Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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
E: admin@priorityestates.co.uk
W: www.priorityestates.co.uk
Whatsapp: 07972573258

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 offer to let this two bedroom corner terrace house within walking distance of Frinton-on-Sea Station. The property benefits from modern kitchen, master bedroom with Juliette balcony, off road parking and communal gardens to the rear. Available from August on an unfurnished basis.

Please note these photos are from a previous listing



Accommodation

Entrance Hall
Lounge (5.05m x 4.57m)
Kitchen (2.77m x 3.23m)
Bedroom (2.98m x 4.57m)
Bedroom (2.77m x 4.57m)
Bathroom

Features

Close to Local Amenities
Two Double Bedrooms
Communal Garden
Off Road Parking
Modern Kitchen
Juliet Balcony



Financial Requirements

A minimum of one month's rent, plus a deposit of £1,125 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.