

**NP** NICHOLAS  
PERCIVAL

**To Let – Flats 1, 2 & 3**

11 Back Electric Parade, Clacton on Sea CO15 1QB





Flats 1-3, 11 Back Electric Parade (off Pier Avenue), Clacton on Sea CO15 1QB

A collection of newly refurbished apartments finished to a high standard in the heart of Clacton on Sea.



**Flat 1**

A spacious two-bedroom apartment on the first floor with kitchen, shower room and large living room with balcony.

To Let **£1050**

Deposit **£1210**

Holding deposit **£242**

EPC - **TBC**

Tendring District Council Tax - **TBC**

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**Flat 2**

A second floor one-bedroom apartment with open plan kitchen/living space, shower room and double bedroom.

To Let **£800**

Deposit **£920**

Holding deposit **£184**

EPC - **TBC**

Tendring District Council Tax - **TBC**

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**Flat 3**

A large one-bedroom apartment on the second floor with bedroom, shower room, living room and kitchen.

To Let **£800**

Deposit **£920**

Holding deposit **£184**

EPC - **TBC**

Tendring District Council Tax - **TBC**

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## Location.

11 Back Electric Parade (off Pier Avenue), Clacton on Sea

Sat-Nav Ref: **CO15 1QB**

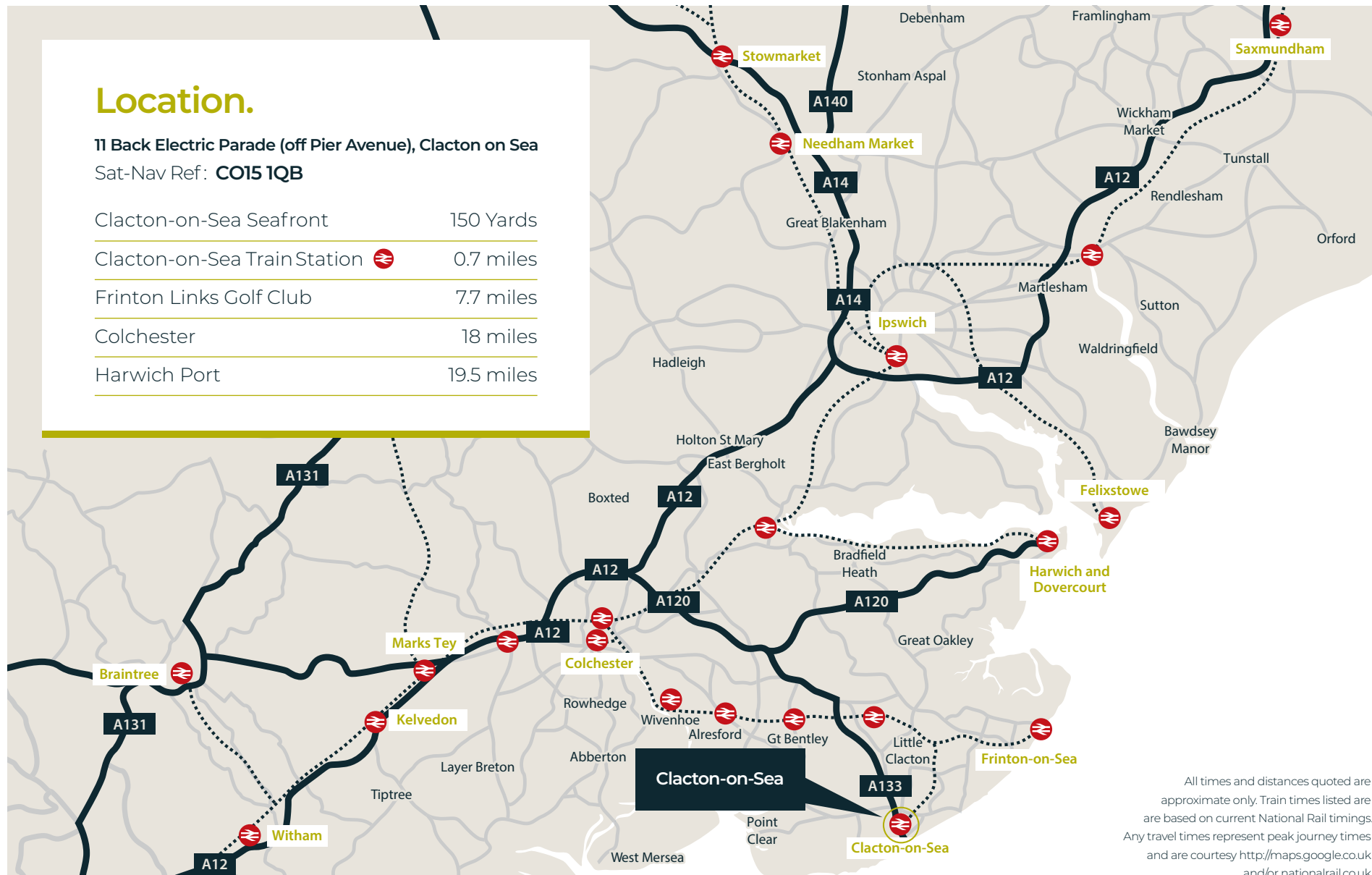
Clacton-on-Sea Seafront 150 Yards

Clacton-on-Sea Train Station 0.7 miles

Frinton Links Golf Club 7.7 miles

Colchester 18 miles

Harwich Port 19.5 miles



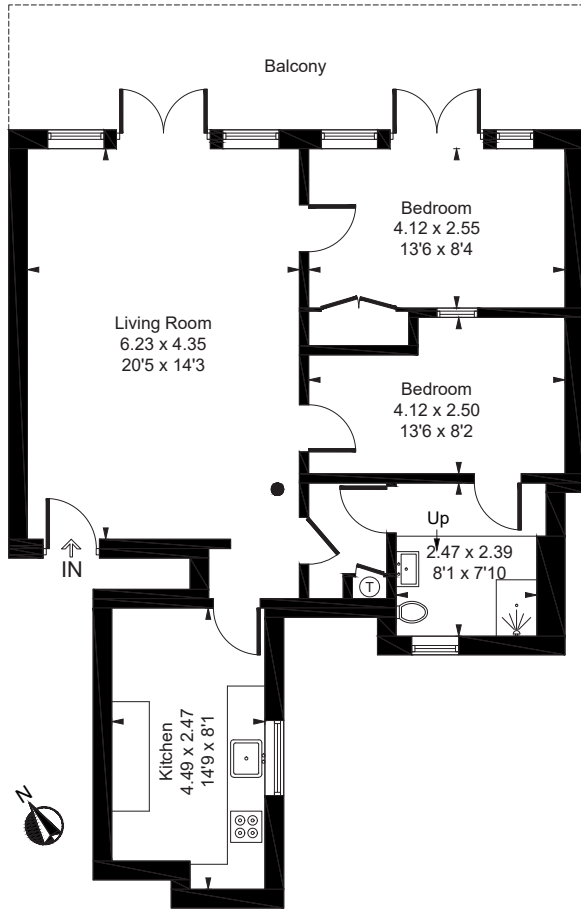
All times and distances quoted are approximate only. Train times listed are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)





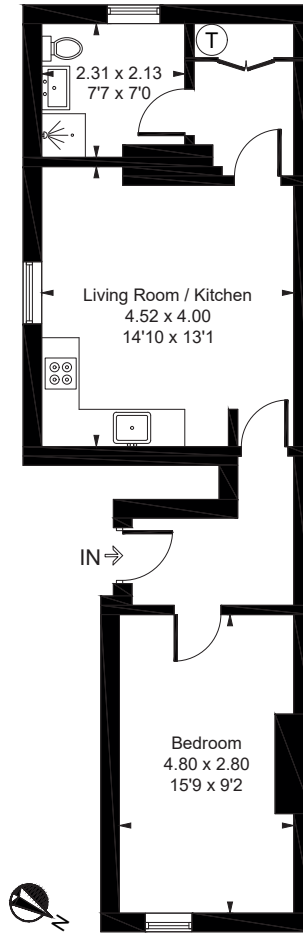
**Flat 1**  
First Floor

Approximate Gross Internal Area = 766 sq ft / 71.2 sq m



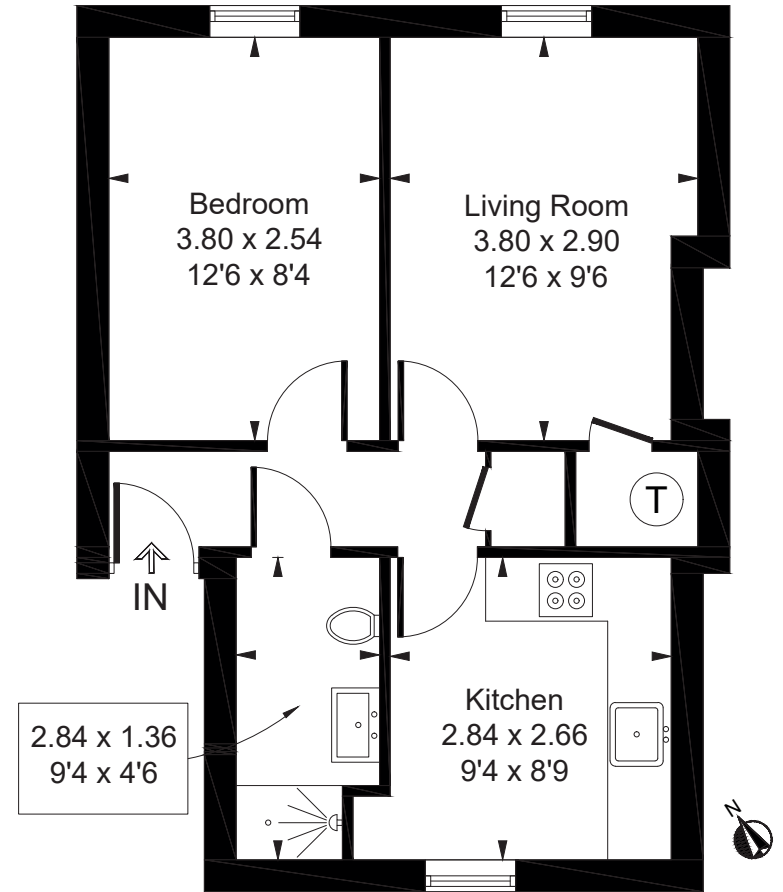
**Flat 2**  
Second Floor

Approximate Gross Internal Area = 497 sq ft / 46.2 sq m



**Flat 2**  
Second Floor

Approximate Gross Internal Area = 412 sq ft / 38.3 sq m



Viewing is strictly by appointment with the Sole Letting Agents.

**NP** NICHOLAS  
PERCIVAL

**01206 563222**

[info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

[nicholaspercival.co.uk](http://nicholaspercival.co.uk)

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2022 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.