

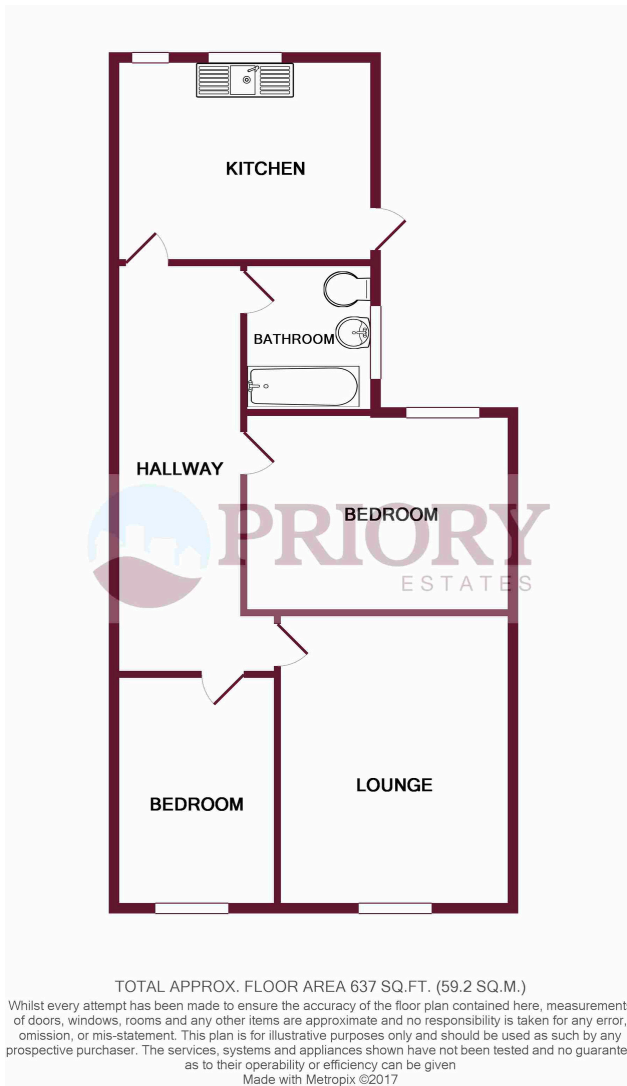


Connaught Avenue, Frinton-on-Sea CO13

**£1,000 pcm**

Exclusive to Priory Estates is this two bedroom first floor maisonette situated in the heart of Frinton on Sea within easy reach of Connaught Avenues vast array of shops and restaurants. This property is modern throughout and is available from the end of August. \*Please note these photos are from a previous listing\*

- Town Location
- Short Walk to Seafront
- Modern Throughout
- Gas Central Heating
- Unfurnished
- Available End of August



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.FPC411.COM</small>			



**Council Tax Band**  
 Council Tax Band B

**LOCAL AUTHORITY**  
 Tendring District Council

**Financial Requirements**

A minimum of one month's rent, plus a deposit of £1,150 is required in cleared funds prior to the commencement of the tenancy.

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.