PRIORY ESTATES

Frinton Office
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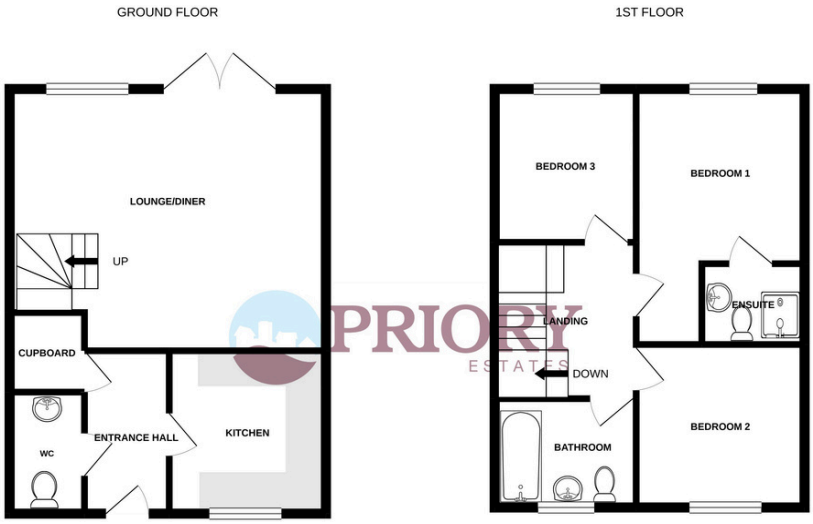



## Orchard Crescent, Kirby Cross CO13

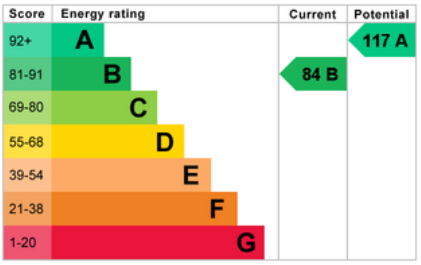
# £1,450 pcm

Priory Estates are delighted to present this three bedroom semi-detached situated on a private development in the sought after village of Kirby Cross. This modern property offers many attractive features such as an en-suite shower room, a spacious lounge and benefits from being within a short drive to Kirby Cross Railway Station, with links to Colchester and London Liverpool Street. Available from the middle of December on an unfurnished basis.

- Modern Throughout
- Ensuite Shower Room
- Spacious Lounge
- Off Road Parking
- Unfurnished
- Available Mid December




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Council Tax Band**
Council Tax Band C

**LOCAL AUTHORITY**
Tendring District Council

**Financial Requirements**
A minimum of one month's rent, plus a deposit of £1,690 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.

The Property Ombudsman
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