



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## GREENWAY, FRINTON-ON-SEA, CO13 9AJ

£750 PCM

Lamb and Co are pleased to advertise this two bedroom first floor flat located inside the prestigious 'Frinton Gates'. The flat is well presented, all electric and comes unfurnished. Contact the office to express interest.

- Available Immediately
- Inside Frinton Gates
- Guarantor Required
- Two Bedrooms
- First Floor
- EPC- E
- All electric
- Council Tax Band- C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance/Hallway



### Lounge

16'7 x 12'2 (5.05m x 3.71m)



### Kitchen

10'7 x 10' (3.23m x 3.05m)



### Bathroom

5'8 x 5'7 (1.73m x 1.70m)



### Wc

5'7 x 2'8 (1.70m x 0.81m)



### Bedroom One

12'1 x 12' (3.68m x 3.66m)



## Bedroom Two

10'7 x 10'4 (3.23m x 3.15m)



## Front Of Property



## Communal Gardens



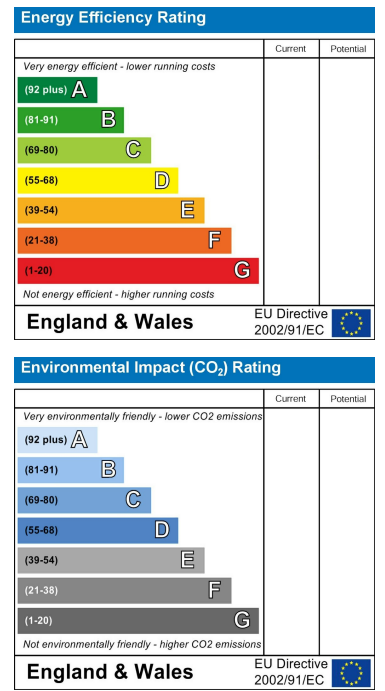
## Agent Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

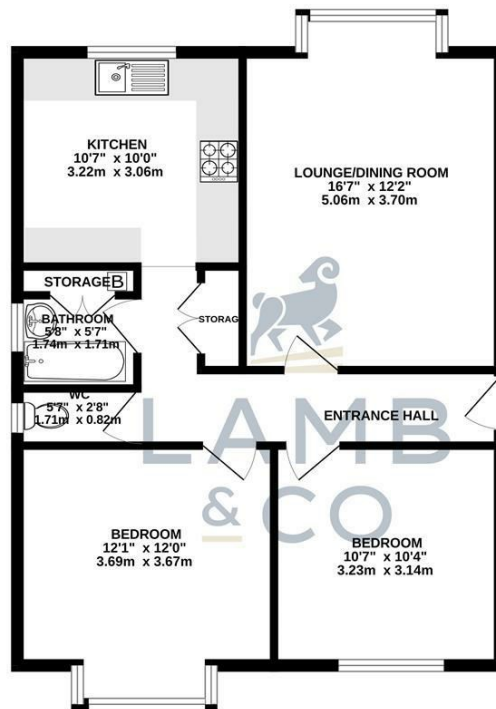
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 672 sq. ft. (62.5 sq. m.) approx.  
 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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