



LAMB & CO

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



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

£900 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 and comes with off-road parking for two cars. The garage can be included, rent price to be discussed. The property is all electric and comes unfurnished. Contact the office to express interest.

- Available January 2026
- Inside Frinton Gates
- Guarantor Required
- Two Bedrooms
- No Pets/Smokers
- EPC- E
- Off Road Parking
- Council Tax Band- C

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### Entrance/Hallway



### Lounge/Diner

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)



## Communal Gardens



## Bedroom Two

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



## Garage



Rent price to be discussed if garage is wanted.

## Outside



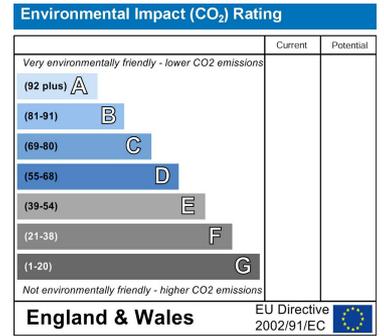
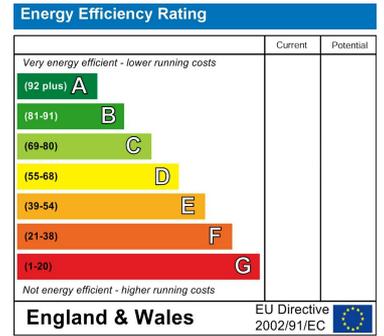
## Agent Lettings Notes

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.

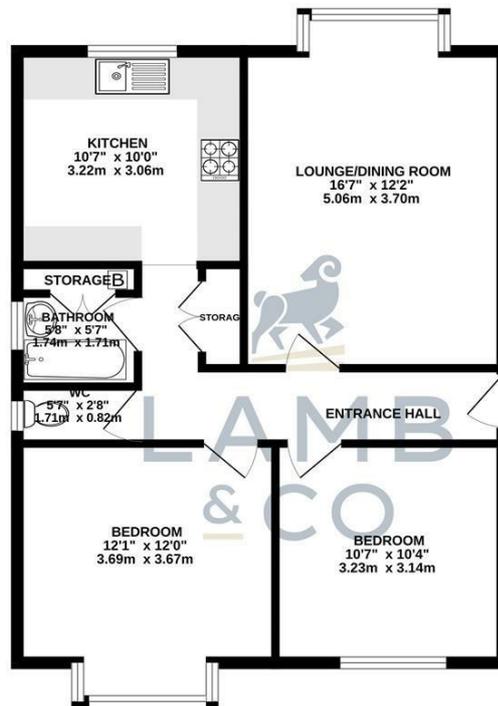
## Map



## 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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