



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)



## Bedroom Two

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



## Outside



## Communal Gardens



## Garage



Rent price to be discussed if garage is wanted.

## 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

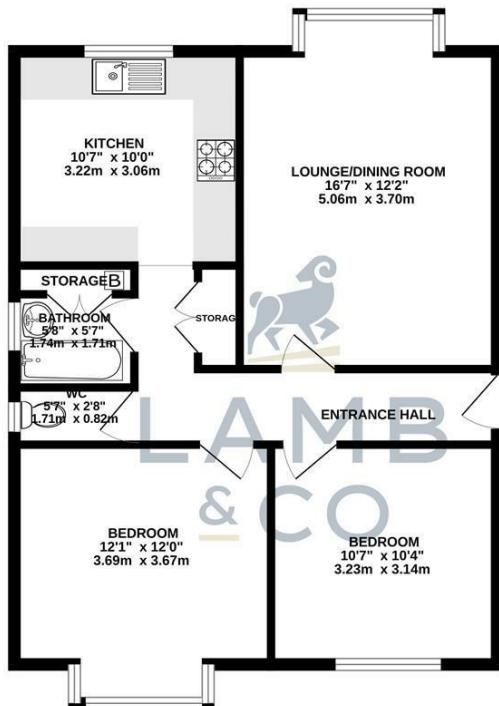


## EPC Graphs

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## 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 inaccuracy. The floorplan is for guidance only and should not be relied upon 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.