

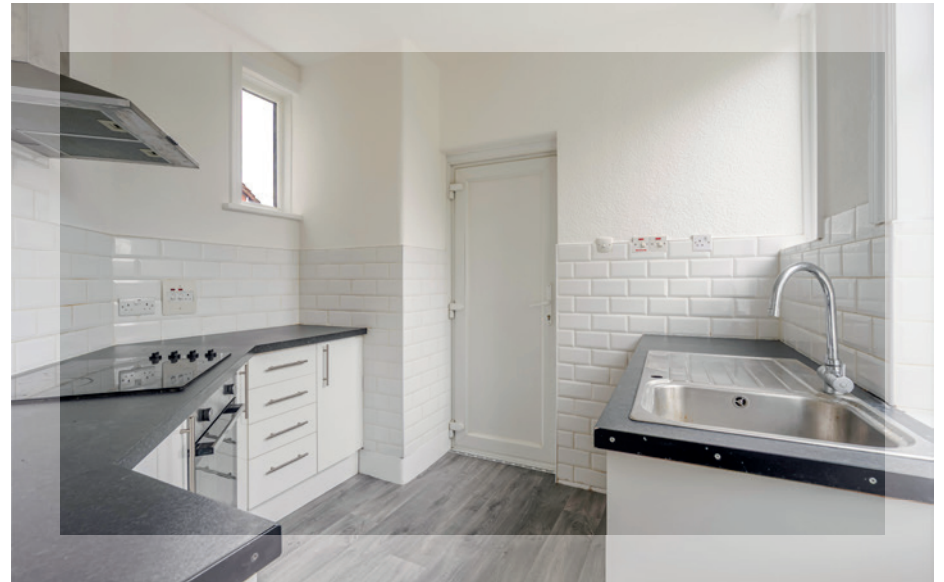
**NP** NICHOLAS  
PERCIVAL

**To Let.** £1050 PCM

99a Connaught Avenue, Frinton on Sea CO13 9PS







**A recently redecorated, well-presented and spacious  
3-bedroom maisonette centrally located in Frinton on Sea**

**To Let - £1050 pcm | Holding Deposit £242 | Deposit £1210  
EPC D60 | Tendring District Council Band B**

The front door gives access to the lobby with stairs rising to the first floor, the first floor has a large living room to the front with bay window, second reception room and kitchen/bedroom. The kitchen is fitted with a range of modern white wall and base units with integral oven, hob and extractor, there is space for a washing machine.

To the second floor are three generous bedrooms, a family bathroom and an en-suite shower room.

Externally there is the option to take a garage to the rear of Connaught Avenue. Please ask the agent for details.

The flat has recently undergone a program of redecoration to include new flooring throughout.

Viewings are strictly by appointment only with the landlords managing agent.

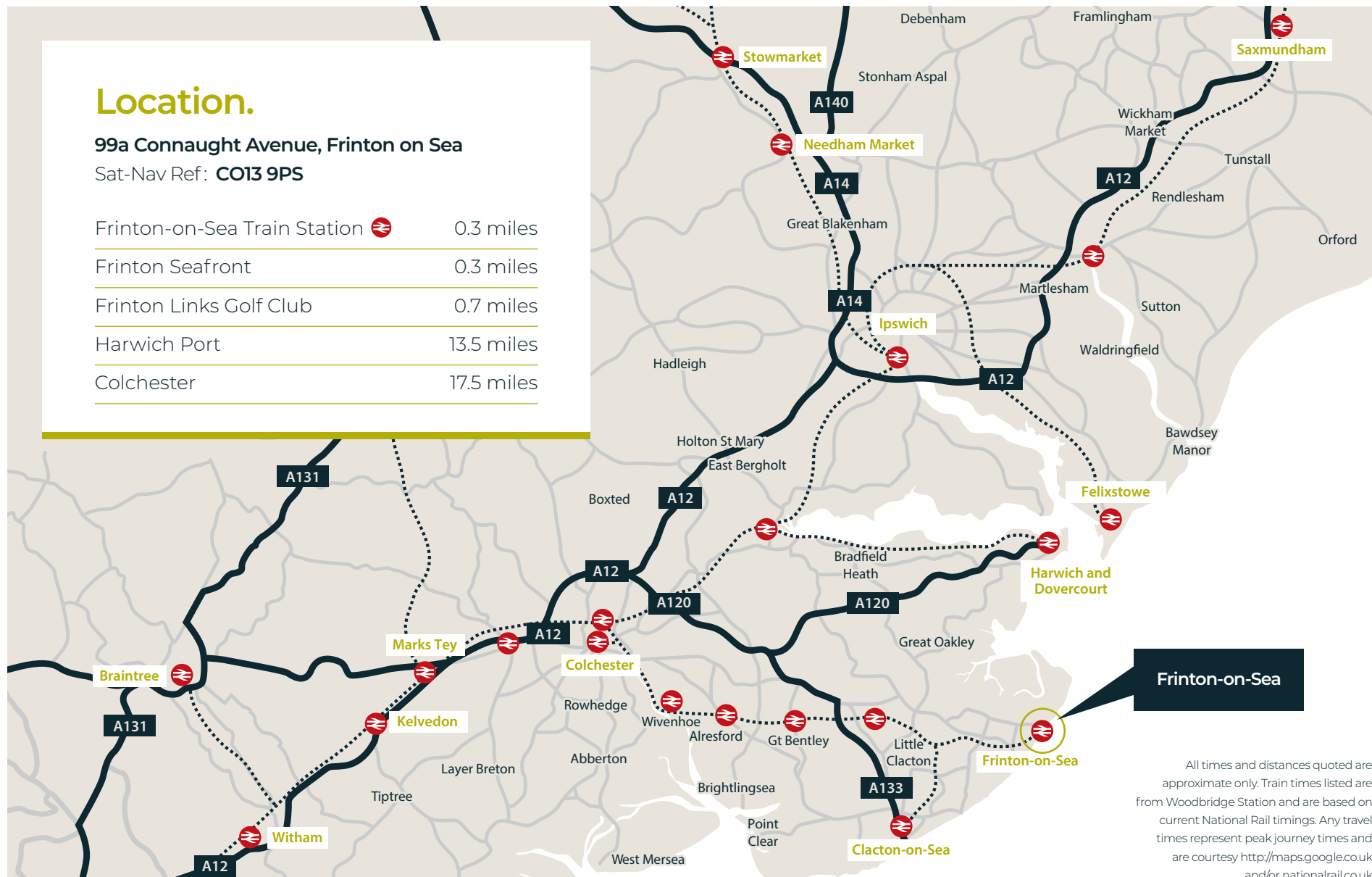
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## Location.

99a Connaught Avenue, Frinton on Sea

Sat-Nav Ref: **CO13 9PS**

Frinton-on-Sea Train Station	0.3 miles
Frinton Seafront	0.3 miles
Frinton Links Golf Club	0.7 miles
Harwich Port	13.5 miles
Colchester	17.5 miles



All times and distances quoted are approximate only. Train times listed are from Woodbridge Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or [nationalrail.co.uk](http://nationalrail.co.uk)



The Deben Meadows development is located in Melton, Woodbridge, adjacent to the river Deben. Woodbridge is a charming and thriving Suffolk market town with a bustling town centre featuring a range of independent stores and popular eateries. There are a number of local primary schools within Woodbridge and the High School was rated 'good' at the latest Ofsted report.

Woodbridge train station connects to Ipswich for onward travel, and the town is easily accessed from the A12.







## Frinton-on-Sea, CO13, 9PS

Approximate Gross Internal Area = 1188 sq ft / 110.4 sq m

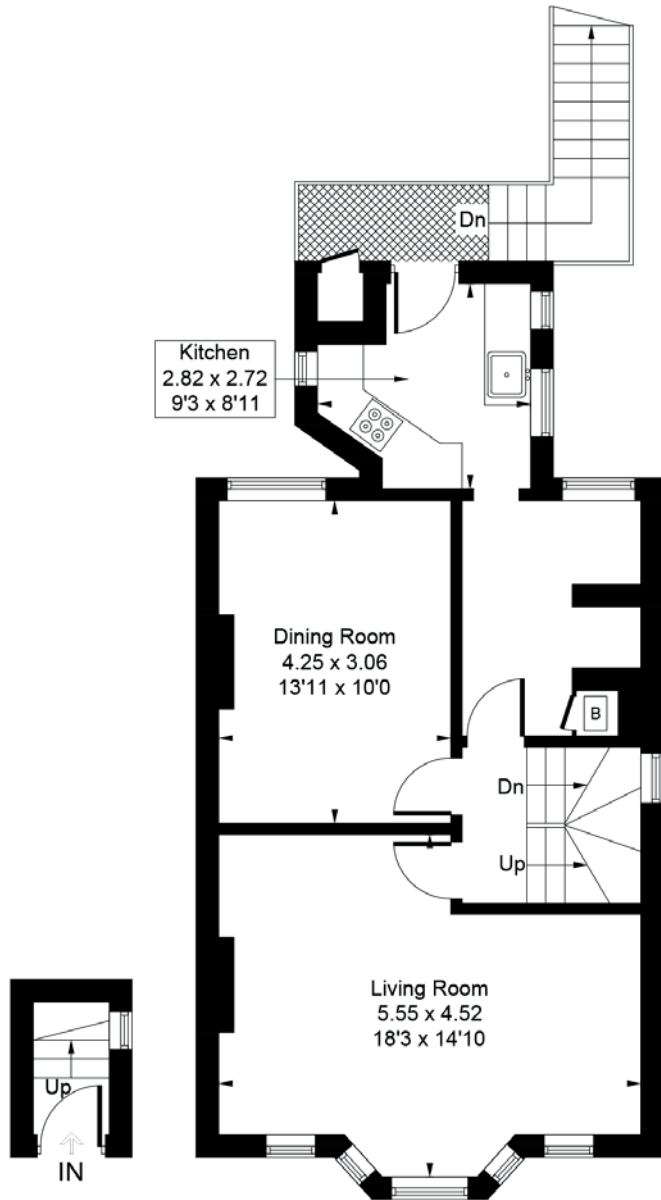
Garage = 132 sq ft / 12.3 sq m

Total = 1320 sq ft / 122.7 sq m

(Excluding External Store)

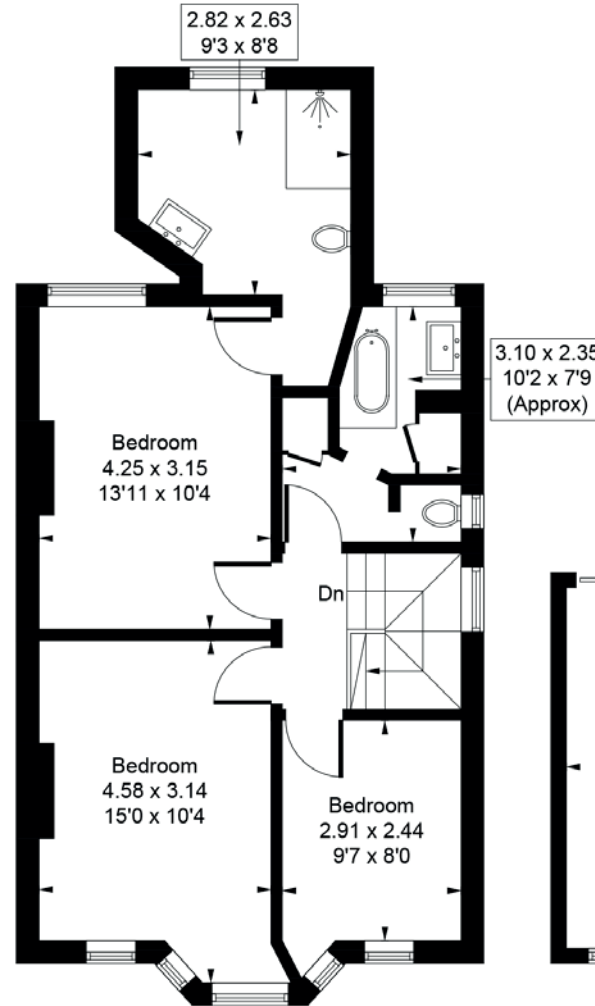


Illustration for identification purposes only.  
Measurements are approximate and not to scale.

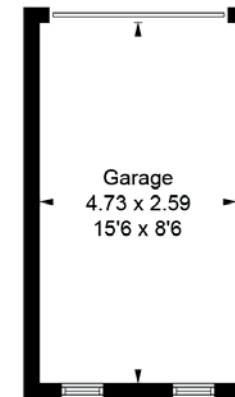


Ground Floor

First Floor



Second Floor



Viewing is strictly by appointment with the Sole Letting Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, photos were taken in 2022 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.