

OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BY

£800 Per month

- One Bedroom
- Spacious Lounge
 - Kitchen
- Allocated Parking
- Available Now
- Inside Frinton Gates
- Close to Seafront, Town Centre & Railway
 - Keys To View
- Council Tax Band - A
- EPC Rating - TBC



FENTONS
ESTATE AGENTS



Fentons are delighted to offer rent this ONE BEDROOM FLAT. The property is well presented throughout and is situated in a convenient location on Old Road, Frinton-on-Sea. The property benefits from allocated parking and is ideally positioned within walking distance of Frinton town centre, the seafront and railway station, making it an excellent choice for those looking for a well connected coastal home.

Accommodation comprises of approximate room sizes

Communal Hall

Hallway

Shower Room

Separate WC

Bedroom

10'9" x 10'4"

Lounge

14'8" into bay x 12'5"

Kitchen

7'3" x 6'3"

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

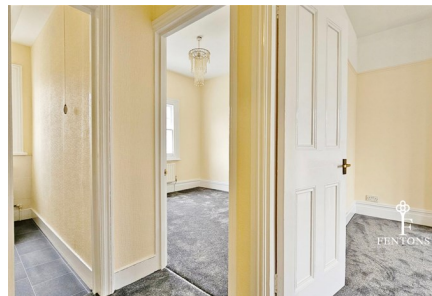
Checks For Right To Rent

In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.





FLAT 3, COLLINGWOOD COURT OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9BY





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Call us on
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Council Tax Band

A



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

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

