

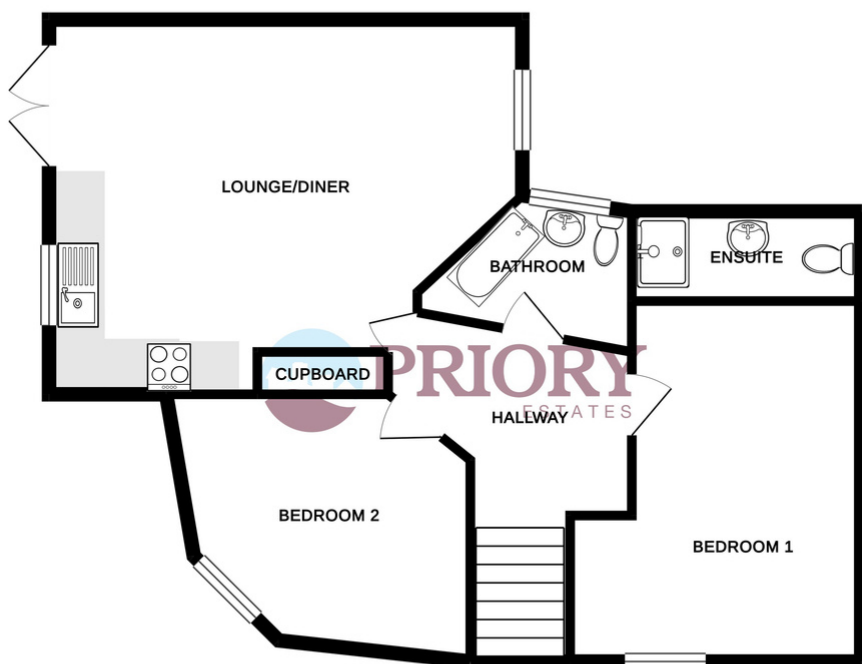


Pole Barn Lane, Frinton-on-Sea CO13

£950 pcm

Priory Estates are delighted to bring to present this two bedroom first floor apartment situated within a stones throw from Frinton's seafront. This property displays many attractive features such a large open plan lounge/kitchen/diner, gas central heating, ensuite shower room, and balcony with sea views. Available from the end of September on an unfurnished basis.

- Balcony with Sea Views
- Open Plan Living Space
- Ensuite Shower Room
- Off Road Parking
- Unfurnished
- Available End of September



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, contents and appliances shown have not been tested and no guarantee

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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
www.epc-uk.com		



Council Tax Band
Council Tax Band D

LOCAL AUTHORITY
Tendring District Council

Financial Requirements

A minimum of one month's rent, plus a deposit of £1,095 is required in cleared funds prior to the commencement of the tenancy.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.