



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 Mid September 2025
- 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.

## Additional Info

Council Tax Band: C

Heating: Gas central heating

Broadband: Ultrafast fibre available

Mobile Coverage: EE, Three, O2, Vodafone - Limited coverage indoors / likely coverage outdoors

Garden Facing: South

## 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

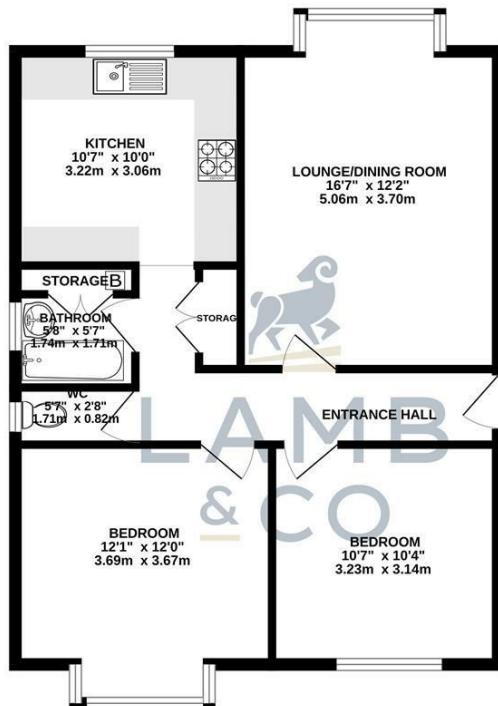


## EPC Graphs

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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