

# PONDTAIL COURT, KIRBY CROSS, ESSEX, CO13 0LJ

£900 Per month

- Two Bedrooms
- Modern Kitchen
- First Floor Flat
- Gas Central Heating
- Available Now
- On Street Parking
- Cul-De-Sac Position
  - Kirby Cross
- Council Tax Band - A
  - EPC Rating - C



**FENTONS**  
ESTATE AGENTS



  
FENTONS



  
FENTONS



  
FENTONS

Being presented well throughout and AVAILABLE NOW, Fentons are pleased to offer for rent this TWO BEDROOM FIRST FLOOR FLAT. The property is situated in Kirby Cross close to local amenities and Kirby Cross railway station.

Accommodation comprises of approximate room sizes

#### Communal Hall

Stair flight to all floors. Obscured hardwood door leading to:

#### Hall

Wood effect vinyl flooring. Telecom system. Loft access. Radiator. Doors to:

#### Bedroom One

15'03 x 9'07

Radiator. Sealed unit double glazed windows to front.

#### Bedroom Two

9'11 x 9'00

Built in storage cupboard. Radiator. Sealed unit double glazed window to rear.

#### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment.

Tiled splashback. Wood effect vinyl flooring. Integrated shelving. Radiator. Obscured sealed unit double glazed window to rear.

#### Lounge

13'08 x 11'05

Wood effect vinyl flooring. Radiator. Sealed unit double glazed window to front.

Obscured sealed unit double glazed door leading to Juliet balcony. Open access to:

#### Kitchen

9'11 x 6'10

Fitted with a range of matching high gloss fronted units. Wooden rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with fitted extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Enclosed combination boiler providing heating and hot water throughout. Tiled splashback. Wood effect vinyl flooring. Sealed unit double glazed window to rear.

#### Outside

Communal gardens.

#### 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.



7 PONDTAIL COURT, KIRBY CROSS, ESSEX, CO13 0LJ

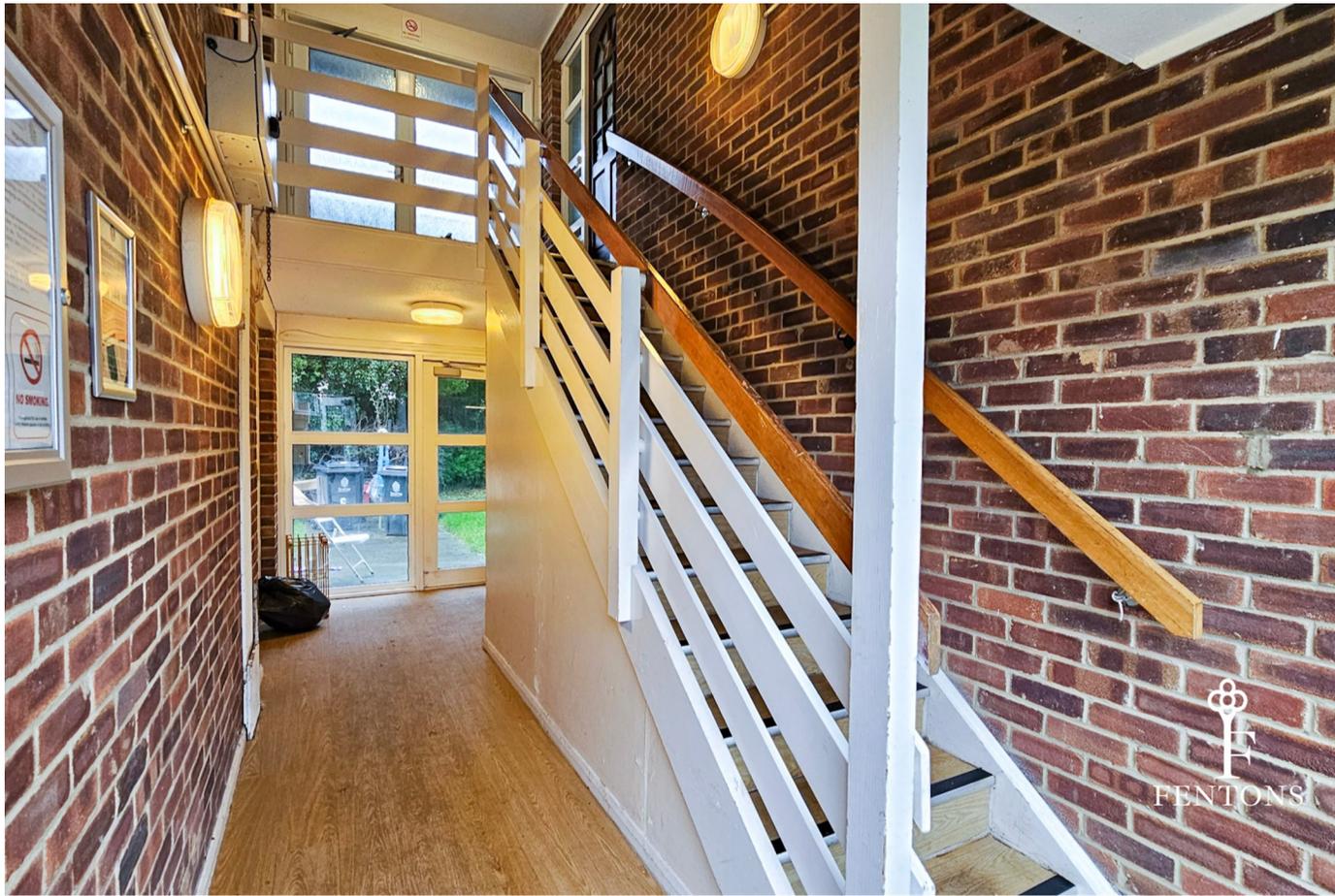




  
FENTONS

7 PONDTAIL COURT, KIRBY CROSS, ESSEX, CO13 0LJ





7 PONDTAIL COURT, KIRBY CROSS, ESSEX, CO13 0LJ



Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

