



## Pondtail Court Frinton-On-Sea, CO13 0LJ

Sheen's Lettings & Management are pleased to offer for rent this TWO BEDROOM FIRST FLOOR FLAT situated in Kirby Cross. The property is located close to local amenities and is available now. Please call us on 01255 852555 to book your viewing.

- First Floor Apartment
- Two Bedrooms
- Modern Throughout
- Close To Amenities
- Gas Central Heating
- Fully Double Glazed
- Communal Parking
- Available Now
- Council Tax Band - A
- EPC Rating C



**£1,100 Per Calendar Month**

## Draft Lettings Details

Draft Details - Not Yet Approved By Vendor

### ENTRANCE HALLWAY

15'03 x 3'08

Wood effect flooring. Radiator.



### BEDROOM ONE

9'11 x 9'00

Wood effect flooring. Radiator. Sealed unit double glazed window to rear.



## BEDROOM TWO

15'03 x 9'07

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



## LOUNGE

13'08 x 11'05

Wood effect flooring. Sealed unit double glazed door leading to Juliette balcony. Radiator.



## KITCHEN

9'11 x 6'10

Fitted with a range of matching high gloss white fronted units. Inset stainless bowl sink and drainer unit. Tiled splashback. Inset four-ring electric hob with electric oven under. Fitted extractor hood. (all appliance n/t) Further selection of matching high gloss units both at eye and floor level. Plumbing for automatic washing machine. Space for fridge/freezer. Radiator.



## BATHROOM

8'07 x 6'11

Suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with shower attachment. Part tiled walls. Obscured sealed unit double glazed window to rear.



## Checks For Right To Rent

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a 'Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,

## Lettings Particular Disclaimer

These particulars do not constitute part of an offer or contract to rent the property. Please verify their accuracy personally. All internal and external photos are taken with a wide angle lens, therefore before organising a viewing, room sizes should be taken into consideration.



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

