

## Flat 5 Ratcliffe Court, Old Parsonage Way, Frinton-on- Sea, Essex. CO13 9AN

- No Onward Chain
- Two Double Bedrooms
- Ground Floor Apartment
- Kitchen/Breakfast Room
- Communal Gardens
- Non-Allocated Parking & Garage
- Inside Frinton Crossing
- Gas Central Heating
- Approximately 160 Years Remaining On Lease
- Close To Beach, Shops & Mainline Railway



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and located within the very popular seaside town of FRINTON ON SEA we have the pleasure in offering For Sale this TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT. On arrival the Communal Entrance located through the Arch gives way to two apartments one to each floor. Once through the Front Door the Entrance Hall boasts Two Large Storage Cupboards, Lounge, Rear Facing Kitchen/Breakfast Room, Shower Room and Two Double Bedrooms. Externally Communal Gardens wrap the building with a Driveway leading to the Garages located to the Rear and Non-Allocated Parking. The position of this property is ideal for anyone wanting to be close to the Shops, Beach and Frinton's Mainline Railway Station. In our opinion a viewing is essential to fully appreciate the generous size of the accommodation and its wonderful position.



## ROOM DESCRIPTIONS

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### COMMUNAL ENTRANCE

COMMUNAL HALL

ACCOMMODATION

ENTRANCE HALL

LOUNGE

14' 3" x 13' 3" (4.34m x 4.04m)

KITCHEN

11' 6" x 10' 3" (3.51m x 3.12m)

MASTER BEDROOM

13' 3" x 11' 6" (4.04m x 3.51m)

BEDROOM TWO

15' 3" x 7' 8" (4.65m x 2.34m)

SHOWER ROOM

EXTERIOR

GARAGE

Up and over door.

GARDENS

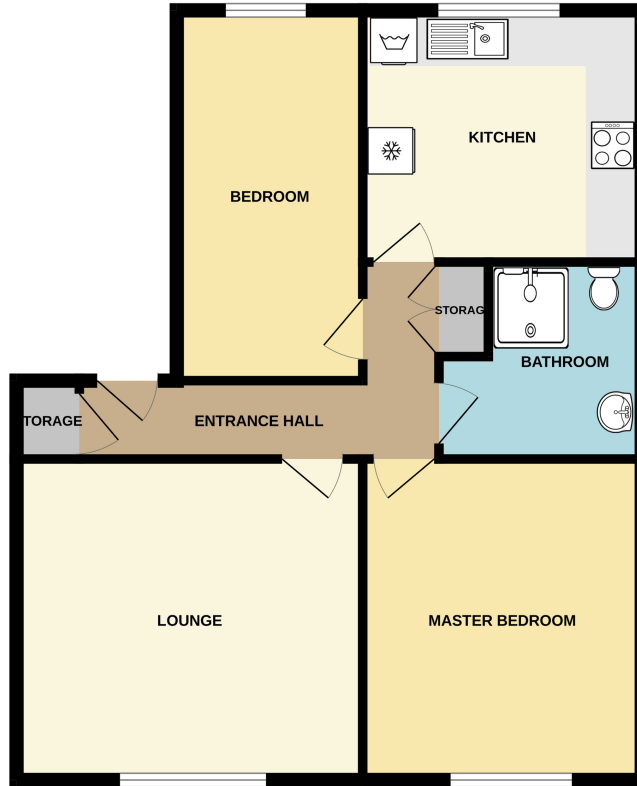
Communal gardens wrapping the building, non-allocated parking to the rear by garages.



# FLOORPLAN & EPC

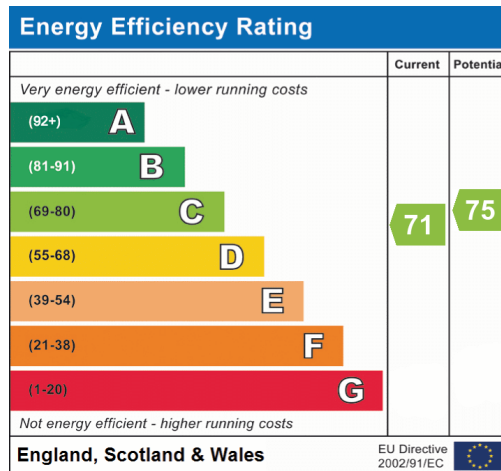


GROUND FLOOR



RATCLIFFE COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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