



Pondtail Court, Kirby Cross, Frinton-on-Sea, Essex. CO13 0LJ

- Long Lease Unexpired
- One Bedroom
- Lounge
- Bathroom
- Double Glazed
- Separate Kitchen
- Excellent Storage
- Juliet Balcony
- Gas Central Heating
- Low Running Costs



PROPERTY DESCRIPTION

A rare opportunity to acquire this ONE BEDROOM FIRST FLOOR FLAT. Being an ex local authority there is a good lease unexpired and low service charges. Ground rent being only £10 per annum The property has an additional store room off the main hallway which is currently being used as an office.

Viewing Strongly Recommended.



ROOM DESCRIPTIONS

ACCOMMODATION COMPRISING ENTRANCE HALL

Security entrance door system to block hallway. Stairs to first floor and door to rear garden. First floor landing with door and window to Balcony overlooking rear garden. Front entrance door to Flat.

HALLWAY

Hallway with doors to all rooms and two cupboards.

BEDROOM ONE

13' 8" x 9' 11" (4.17m x 3.02m) Double glazed window to front, fitted carpet, radiator.

STORE ROOM

7' 11" x 5' 7" (2.41m x 1.70m) Currently being used as an office, multiple uses.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Obscure double glazed window to rear, vinyl flooring.

LOUNGE

12' 9" x 13' 8" (3.89m x 4.17m) Obscure double glazed Juliet door balcony and large casement front window. Door to Kitchen, fitted carpet, radiator.

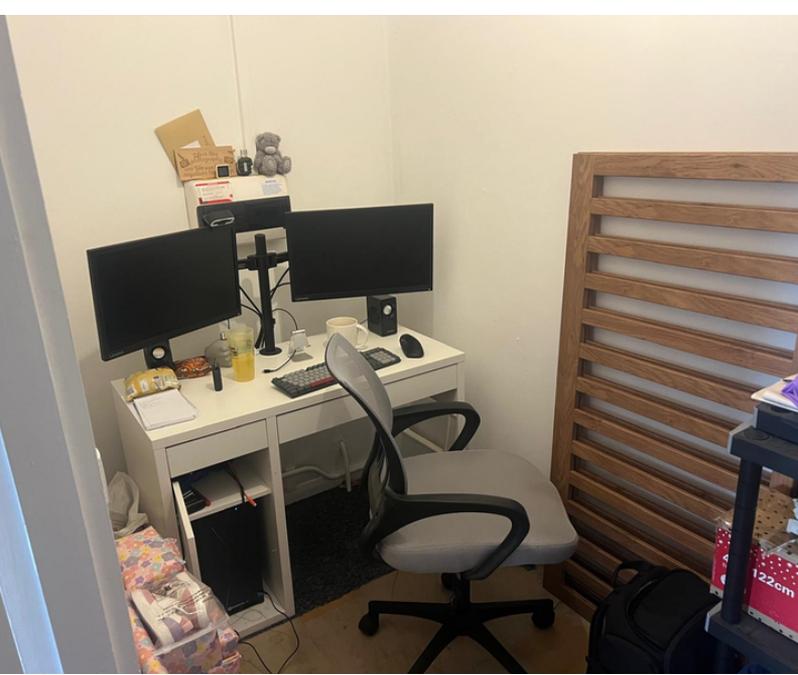
KITCHEN

9' 11" x 6' 11" (3.02m x 2.11m) Range of base and matching eye level units, work surface inset stainless steel sink and drainer unit. Spaces for appliances. Double glazed window to rear, vinyl flooring.

EXTERIOR

COMMUNAL

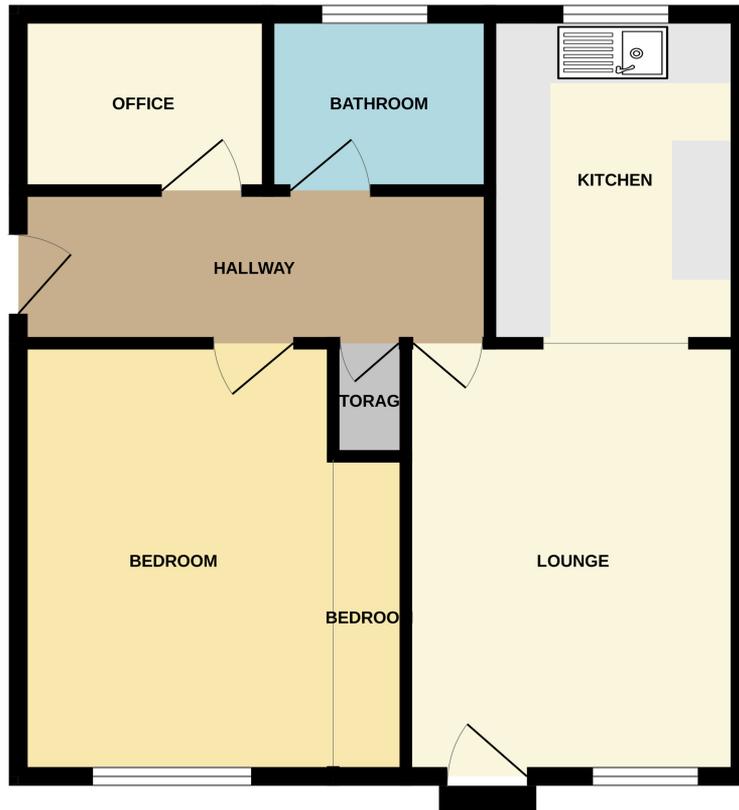
Front laid to lawn, communal with side gates leading to rear lawn garden. Dryer and patio areas.



FLOORPLAN



GROUND FLOOR



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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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