

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

*Fairways*

**13 Fairways, Wyatts Drive**

Thorpe Bay

In Excess of **£400,000**



Refurbished 1st floor apartment with 3 bedrooms, spacious living area, modern shower room & separate WC. Beautiful views over golf course. Garage, communal gardens & 130-year lease. Walking distance to Thorpe Bay station. Ideal for families/professionals seeking ample living space in sought-after area.

Council Tax band: D

Tenure: Leasehold

- Refurbished First Floor Apartment
- 3 bedrooms
- Lounge/Diner
- Kitchen/Diner
- Shower Room
- Separate WC
- Garage in Block
- Views overlooking Golf Course
- Walking distance to Thorpe Bay station
- Lease 130 years

**Communal security to entrance door to:**

**Communal Hall**

Stairs to first floor, own entrance door to:

**Entrance Hall**

New laminate flooring, one double radiator, coving to textured ceiling, wall mounted entry phone, two built in storage cupboards.

**Lounge/Diner 22' 3" x 12' 9" (6.78m x 3.89m)**

Double glazed full length windows to rear with views overlooking the golf course, double glazed sliding patio door with Juliet balcony, grey laminate flooring, ornate coving to smooth plastered ceiling with central lighting, two double radiators.

**Kitchen/Diner 11' 2" x 10' 3" (3.40m x 3.12m)**

Double glazed window to rear with views overlooking the golf course. The vendor advises that the Howdens kitchen was fitted two years ago and comprises a range of base and eye level units with concealed lighting, slow push drawers, integrated dishwasher and fridge/freezer, AEG built in oven, 4 ring induction hob with extractor fan above with lighting, cupboard housing the boiler for hot water and gas central heating, bespoke breakfast bar with seating.

**Master Bedroom 14' 2" x 12' 9" (4.32m x 3.89m)**

Double glazed window to front with blinds to remain, one radiator, smooth plastered ceiling, new carpets.

**Bedroom 2 14' 1" x 9' 8" (4.29m x 2.95m)**

Double glazed window front with blinds to remain, one radiator, coving to textured ceiling, built in cupboard, new carpets.

**Bedroom 3 11' 11" x 7' 3" (3.63m x 2.21m)**

Double glazed window to front with blinds to remain, one radiator, coving to textured ceiling, new carpets.

**Shower Room**

Obscure double glazed window to rear, walk in large shower with rainfall shower over and further shower attachment, vanity wash hand basin with mixer taps, further drawers for storage with wall mounted mirror with lighting and storage, one radiator, built in storage cupboard, smooth plastered ceiling with spot lights.

**Separate WC**

Obscure double glazed window to rear, low flush WC, wash hand basin with mixer taps and tiled splashback, smooth plastered ceiling.





### **COMMUNAL GARDEN**

Communal gardens.

### **GARAGE**

Single Garage

There is a garage, which is in a block.





## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

