

**DEDMAN
GRAY**

www.dedmangray.co.uk

Flat 18, Waters Mead, Thorpe Hall Avenue

£235,000



Top floor 2-bed retirement apartment overlooking Thorpe Hall Golf Course. Close to Thorpe Bay Broadway, station, and seafront. Lift access, Careline, parking, and well-maintained gardens. No onward chain.

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Retirement Complex
- Two double bedrooms
- Spacious lounge/diner
- Fitted kitchen
- Three piece bathroom suite
- Communal gardens and parking
- Guest facilities
- Lifts and stairs to all floors
- 24-hour Careline

Communal Hall

Security entry system providing access to a well maintained communal hallway, with stairs and lifts leading to all floors.

Entrance Hall

Wall mounted security entry phone system, warden emergency pull cord, Dimplex wall heater, coving to textured ceiling, walk in cupboard measuring 7'1 x 4'8 with lighting.

Lounge/Diner

19' 7" x 10' 5" (5.97m x 3.18m)

Double glazed bay window to front with views overlooking Thorpe Hall Golf Course, storage heater, coving to textured ceiling, feature cream granite fireplace and arch leading to:

Kitchen

10' 4" x 5' 6" (3.15m x 1.68m)

Double glazed window to rear, range of base and eye level units with roll edge worktop, enamel sink unit with mixer taps inset into worktop, built in four ring electric hob with extractor fan above, separate oven, integrated fridge, coving to textured ceiling, extractor fan.

Bedroom 1

13' 9" x 8' 8" (4.19m x 2.64m)

Double glazed window to front, coving to textured ceiling, built in double wardrobe, storage heater, wall lights.

Bedroom 2

13' 9" x 8' 2" (4.19m x 2.49m)

Double glazed window to front with views overlooking Thorpe Hall Golf Course, storage heater, coving to textured ceiling.

Bathroom

6' 6" x 5' 6" (1.98m x 1.68m)

Three piece suite comprising panelled bath with mixer taps, Triton T70 shower over, wash hand basin with mixer taps, low flush wc, coving, shaver point, tiled walls, lino flooring.

Agents note

The property offers a communal lounge area, laundry room, refuse room and guest bedroom.





COMMUNAL GARDEN

Communal gardens to rear.

OFF STREET

1 Parking Space

Parking for one vehicle to rear.

GROUND FLOOR





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Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

sales@dedmangray.co.uk

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

