



**HAIR & SON**  
THE ESTATE OFFICE

## Crispins, Thorpe Hall Avenue

Thorpe Bay

- Two large double bedrooms
- Large South facing living room
- Refitted kitchen
- Refitted bathroom

**£222,500**

An unusually large first floor flat situated in this much sought after location within a few hundred yards of Thorpe Bay station and Thorpe Bay Broadway, within Bournes Green School catchment area.





#### **THE PROPERTY:**

This large first floor flat is situated in this much sought after location within Bournes Green School catchment and a few hundred yards walk from Thorpe Bay station, Thorpe Bay Broadway and Thorpe Hall golf club.

The flat benefits from modern uPVC double glazing and modern gas fired central heating with a recently replaced boiler and some very smart designer radiators.

Entering the flat there is a good size entrance hall with extensive cupboards, the living room is well proportioned with large picture windows to the South and West. Both bedrooms are good double bedrooms with fitted wardrobes, one with a view to the front and one to the rear.

The kitchen is well fitted with grey German style units with a stainless steel finish oven and hob and matching cooker hood. The bathroom has been refitted with a modern white suite, shower screen and bath with separate shower unit over, there is also a designer towel rail and window to the rear.

Externally there are lots of communal garden spaces to both the front and rear with plenty of communal parking. The garage is situated in a block to the rear. There is also a communal rubbish storage area and security entry phone system.





**ENTRANCE HALL**

**LIVING ROOM**

18' x 13' (5.49m x 3.96m)

**KITCHEN**

11' 4" x 6' 9" (3.45m x 2.06m)

**BEDROOM ONE**

13' into wardrobe x 11' 6" (3.96m x 3.51m)

**BEDROOM TWO**

13' 6" into wardrobe x 10' (4.11m x 3.05m)

**REFITTED BATHROOM**

**EXTERNALLY**

**COMMUNAL GARDENS**

Mainly laid to lawn

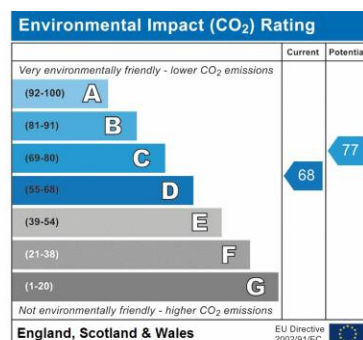
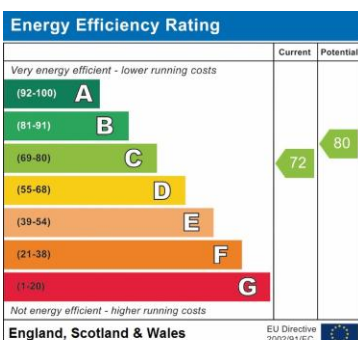
**GARAGE**

Approx. 16' x 8' (4.88m x 2.44m)

**COMMUNAL PARKING SPACES**

**LEASE:**

199 years from 1971 with a present ground rent of £18.90. The maintenance is currently £1,100 per annum plus Insurance of £175.



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings.

The floor plans are not to scale and only provide an indication of the layout.

Viewing strictly by appointment with Hair & Son.

# First Floor



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