



Dungannon Chase, Thorpe Bay

WHAT MORE COULD YOU WANT? Castle Estate Agents are pleased to offer FOR SALE this very well presented 2 DOUBLE BEDROOMS ground floor apartment set on this SOUGHT AFTER ROAD in the heart of THORPE BAY within a short walk to the SEA FRONT.

- 2 Double bedrooms
- Very long lease
- Garage
- New bathroom
- Gas central heating
- Ground floor
- Communal parking
- New Kitchen
- Double glazing
- Close to sea front

£260,000 Leasehold

Front aspect

Ample communal parking, communal gardens, mature shrub borders, gated access to rear gardens, communal door with entry phone system leading to a communal hallway with rear access and own double glazed front door with frosted glass insets to:



Inner hallway

2 x Storage cupboards, down lighters, radiator, laminated wood flooring, power points.

Lounge 15'9" by 14'5" (4m 80cm x 4m 39cm)

Double glazed window with blinds to the front aspect, coving, tv point, power points, radiator, laminated wood flooring.



Kitchen 10'6" by 8'9" (3m 20cm x 2m 67cm)

Double glazed window with blinds to the rear aspect, down lighters, high gloss eye level and base level units, roll top work surfaces, 4 ring gas hob, under oven and over extractor fan, tiled splash backs, power points, tiled flooring, wall mounted boiler, composite sink and single drainer with mixer taps, integral fridge, freezer, washing machine and dish washer.



Inner hallway

Doors to all rooms, 2 x storage cupboards, laminated wood flooring, down lighters.

Bedroom 1 14'5" by 10'5" (4m 39cm x 3m 18cm)

Double glazed window with blinds to the front aspect, laminated wood flooring, coving, tv point, power points, radiator, fitted wardrobe.



Bedroom 2 13'3" by 8'8" (4m 4cm x 2m 64cm)

Double glazed window with blinds to the rear aspect, laminated wood flooring, coving, tv point, power points, radiator, fitted cupboard.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.


Bathroom


Double glazed frosted window to the rear aspect, down lighters, tiled splash backs, tiled flooring, 3 piece White suite incorporating a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps, shower attachment and glass folding doors.

Rear gardens

Communal gardens mainly laid to lawn, mature shrub borders, further parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	76
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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