



This bright and airy two bedroom apartment is situated on the ground floor of this luxury retirement development located opposite the golf course and close to the beach and promenade. This charming flat is set in a lovely quiet position and has its own door leading to pretty gardens. A must view.



**Waters Mead
Thorpe Hall Avenue
Thorpe Bay**

Ref: EHW1787

£240,000



These sales particulars are drafted for the sole purpose of enabling prospective purchasers to decide whether they wish to view the property, and do not constitute any part of any contract. Applicants should verify details by personal examination and enquiry.

Communal Entrance Hall Approached via security front door. Door to flat.

Entrance Hall Charming entrance hall. Coved ceiling. Electric storage heater. Entry phone. Walk-in meter/storage cupboard housing hot water cylinder. Doors to accommodation.

Lounge/Dining Room 18'7" x 10'6" (5.66m x 3.2m) A bright well proportioned room with double glazed windows and French door leading to the private communal rear garden. Feature fireplace with timber surround and marble hearth. Electric storage heater. Coved ceiling. Archway leading to:

Kitchen 10'6" x 5'7" (3.2m x 1.7m) Fitted with a range of white fronted units comprising rolled edged work surface with inset sink unit with mixer tap. Cupboards and drawers below. Inset four ring ceramic hob with concealed extractor hood above. Oven housing with built-in oven with cupboards above and below. Built-in fridge with matching decor panel. Wall mounted storage cabinets. Coved ceiling. Part tiled walls. Double glazed window to front.

Bedroom One 13'10" x 9'0" (4.22m x 2.74m) plus built-in wardrobe cupboards. Double glazed window to rear overlooking the communal rear gardens. Electric storage heater. Coved ceiling.

Bedroom Two 13'9" x 7'2" (4.19m x 2.18m) Double glazed window to rear overlooking the communal rear gardens. Electric storage heater. Coved ceiling.

Shower Room/Wet Room Fitted with a modern white suite comprising wall mounted electric shower with shower screen, pedestal wash hand basin with mixer tap and pop-up waste and low flush w.c. Attractive tiled walls. Coved ceiling.

Gardens Pretty communal gardens laid to lawn. Patio and lawn adjacent to the lounge door.

Parking Ample car parking to the rear of the development

Communal Facilities A fun and sociable communal lounge, laundry and guest bedroom suite.



The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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