



The Broadway, Thorpe Bay

PRIME LOCATION: STUNNING TWO BEDROOM APARTMENT: Castle Estate Agents are delighted to present this **BEAUTIFUL SECOUND FLOOR APARTMENT** in this highly sought-after location on **THORPE BAY BROADWAY**. Perfectly positioned near the Station, shops, bars, restaurants and bus routes.

- Two bedrooms
- Excellent location
- En-Suite
- Walk to Station
- Walk to bars and restaurants
- 2nd floor apartment
- Communal gardens
- Gas central heating
- Under ground parking space
- O.I.E.O: £325,000

£325,000 O.I.E.O Leasehold

Front aspect

Secure communal double glazed front door with intercom entry system, communal area with stairs and lift access to all floors. Courtesy door provides access to landscaped communal gardens leading to 2nd communal entrance with stairs and lift to all floors and communal hall with own front door to:



Entrance hallway

Large full height storage cupboards, intercom entry phone, hard wood flooring, doors to all rooms, radiator, coving, spot lights:



Lounge/Diner 14' 2" by 13' 9" (4m 32cm by 4m 19cm), ()

Double glazed windows and door that open onto the private SOUTH FACING balcony with space for a small table and chairs, hardwood flooring, power points, tv point, radiator, coving.



Kitchen 13' 9" by 7' 9" (4m 19cm by 2m 36cm), ()

Eye level and base storage units complemented by the rolled edge work surfaces with 1 1/4 bowl inset composite sink and inset mixer tap, tiled splashbacks, Inset ceramic hob under oven and over extractor fan. Space and plumbing for washing machine, space for freestanding fridge-freezer, space for a breakfast table, tiled flooring, double glazed window to rear aspect with fitted blinds.



Bedroom 1 12' 7" by 11' 8" (3m 84cm by 3m 56cm), ()

Fitted wardrobes, double glazed windows and door that opens onto a private balcony with space for a small table and chairs and fitted blinds, laminated wood flooring, power points, tv point, radiator, coving, door to:



En-Suite

3 Piece White suite comprising of a shower cubicle with wall mounted mains shower, wash hand basin with mixer taps and low level W.C, extractor fan, tiled flooring and splash backs, down lighters.

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.

Bedroom 2 11' 8" by 9' 8" (3m 56cm by 2m 95cm), ()
Fitted wardrobes, double glazed window to front aspect and fitted blinds, laminated wood flooring, power points, tv point, radiator, coving.

Bathroom
3 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps and wall mounted mains shower over, tiled splash backs, radiator, extractor fan, coving, tiled flooring.

Rear aspect
Residents benefit from the private communal gardens with seating areas, mature shrub borders, pedestrian access via a secure gate leading to Elm Grove and gated access to under ground parking space, block paved and shingled areas.

Parking
Direct access via Elm Grove : Secure remote operated gates lead underground residents car park with allocated parking for one car.

Agents notes
Lease : circa 979 years remaining.
Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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	65	65
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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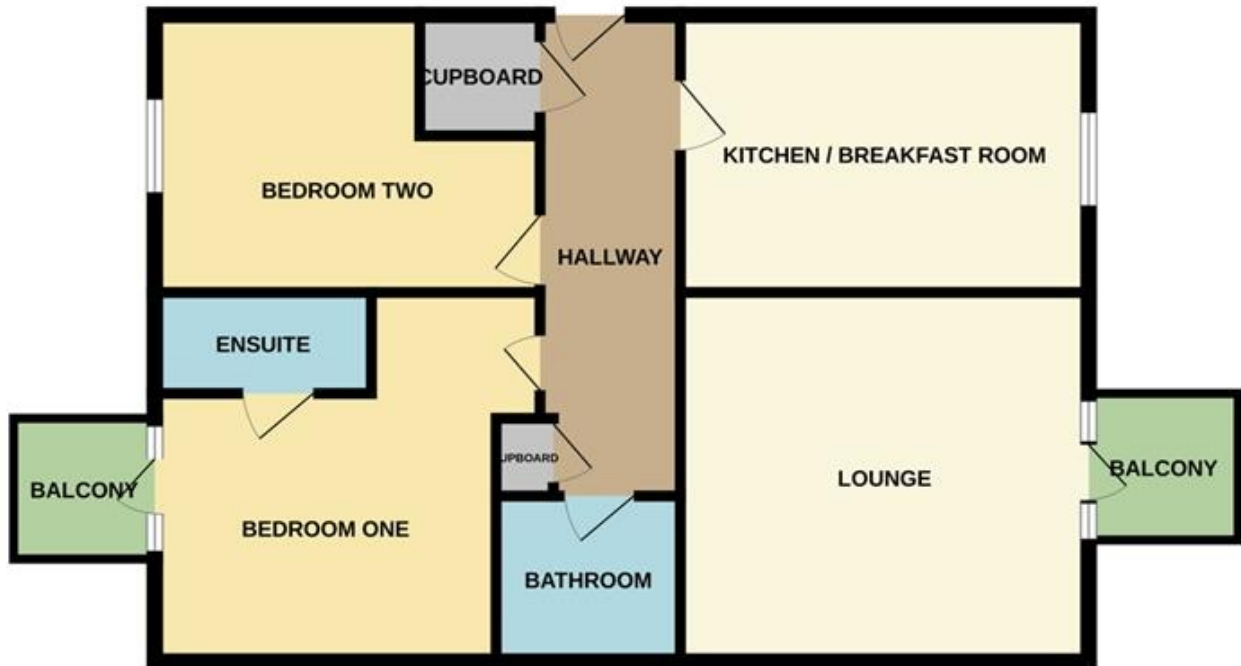


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SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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