



This bright and spacious two double bedroom apartment is situated on the first floor of this popular purpose built development located within a short stroll to the beach and promenade. The flat has been greatly improved including a stunning contemporary fitted kitchen and a luxury shower room.



**Links Court, Colbert Avenue
Thorpe Bay**

Ref: EHW1749

£285,000



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. Stairs to first floor. Double glazed panelled front door to flat.

Entrance Hall Charming entrance hall. Coved ceiling. Two storage cupboards. Electric storage heater. Doors to accommodation.

Lounge 17'10" x 13'8" (5.44m x 4.17m) A bright spacious south facing room with large double glazed picture window to front. Electric storage heater. Coved ceiling. Storage cupboard. Opening to:

Kitchen 11'3" x 8'5" (3.43m x 2.57m) Fitted with a modern range of contemporary units comprising rolled edge work surface with inset sink unit with mixer tap. Cupboards and drawers below. Built-in dishwasher with matching decor panel. Built-in washing machine with matching decor panel. Inset four ring ceramic induction hob with concealed Bosch extractor hood above, glass splashback and next of drawers below. Oven housing with built-in Bosch double oven with cupboards above and below. Further matching work surface with cupboard below. Breakfast bar. Wall mounted storage cabinets with concealed lighting below. Concealed hot water cylinder. Built-in fridge with matching decor panel. Coved ceiling. Double glazed window overlooking the communal rear gardens towards the golf course.

Bedroom One 13'5" x 10'9" (4.09m x 3.28m) plus double built-in wardrobe cupboard. Bright and spacious south facing room with large double glazed picture window to front. Electric heater. Coved ceiling.

Bedroom Two 13'9" x 9'5" (4.19m x 2.87m) incorporating double built-in wardrobe cupboard. Double glazed window overlooking the communal rear garden towards the golf course. Electric heater. Coved ceiling.

Shower Room/W.C. Fitted with a modern luxury white suite comprising walk-in double shower cubicle with electric shower. Vanity unit with wash basin, mixer tap, pop-up waste and cupboards below. Low flush w.c. Tiled walls. Electric heated towel rail. Electric wall heater. Coved ceiling. Double glazed window.



Gardens Attractive communal gardens laid mainly to lawn with refuse store and drying area.

Garage Garage in block with up and over door. Plus further visitors parking.

EPC - D

The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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