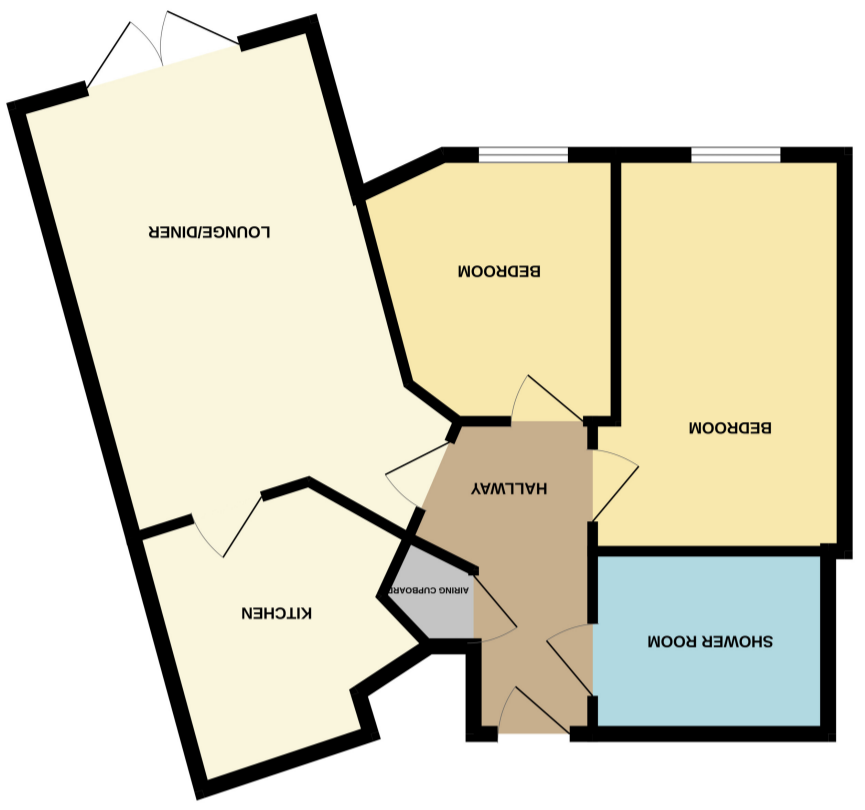


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 608 sq ft (56.5 sq m.) approx. Made with Measure 2024



GROUND FLOOR RETIREMENT APARTMENT 608 sq.ft. (56.5 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
<p>Very energy efficient - lower running costs</p> <p>A (92+)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>	
83	76
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>	





BRIEF DESCRIPTION

Elliott and Smith welcome you to view this IMMACULATE and BEAUTIFULLY PRESENTED, TWO DOUBLE-BEDROOM, GROUND FLOOR APARTMENT, situated in the heart of Thundersley Village, close to all amenities. Bright and spacious living room boasting double French doors, providing DIRECT ACCESS to the lovely communal gardens. The apartment is situated in an attractive and modern over 60s complex, with: Communal Lounge/Dining; Outdoor Dining Area; Library; On-Site Manager.

HALLWAY

Welcoming hallway comprising of: Newly Fitted Carpet; Storage Cupboard measuring 2' 6" x 2' 2"; Electric Wall-Mounted Heater; Intercom; Doors to Bathroom, Living, Bedrooms One and Two.

LIVING/DINING

17' 8" x 10' 6" (5.38m x 3.20m) A lovely light and bright living/dining room with: French Doors to Communal Garden Areas; Newly Fitted Carpets; New Window Furnishings; Electric Wall-Mounted Heater; Ceiling Light Fittings; Careline Pull Cord.

KITCHEN

9' 7" x 8' 7" (2.92m x 2.62m) Fully fitted kitchen to include: Ample Wall and Base Cabinets and Drawers; Rolled Edge Worktops; Integrated Electric Oven and Hob; Extractor Hood; Integrated Fridge/Freezer; Washing Machine; Electric Heater; New Laminate Flooring; One and a half Bowl Sink and Drainer; Chrome Mixer Tap; Tiled Splashback; Electric Plinth Heating.

BEDROOM ONE

14' 6" x 8' 6" (4.42m x 2.59m) Double bedroom boasting: Newly Fitted Quality Sliding Door Robes; New Carpets; New Window Fittings; Electric Wall-Mounted Heater; Ceiling Light Fittings.

BEDROOM TWO

11' 0" (narrowing to 6' 8") x 9' 9" (3.35m x 2.97m) Beautifully presented good sized double with: Newly Fitted Carpets; New Window Furnishings; Wall-Mounted Electric Heating; Ceiling Light Fitting.

SHOWER ROOM

7' 6" x 6' 9" (2.29m x 2.06m) Spacious shower room/wet room comprising of: Large Walk-In Shower; Wall-Mounted Electric Triton Shower; Hot and Cold Taps to Pedestal Basin; WC; Extractor Fan; Wall-Mounted Heater; Vinyl Flooring; Mosaic Tiled Border to Tiled Walls.

ADDITIONAL INFORMATION

Council Tax Band C
99 Years Remaining on Lease
Service Charge £3,240 per annum
Ground Rent £450 per annum
Ample Resident Parking
Communal Lounge, Library, Garden
On-Site Manager
Private Guest Room with En-Suite

