

REDUCED

OIRO £260,000 £260,000 Leasehold



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ESTATE AGENTS

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With NO ONWARD CHAIN, Goldings of Thorpe Bay are delighted to offer for sale this versatile 1/2 bedroom retirement cottage. This charming property has been updated throughout and offers one bedroom, an open plan lounge / diner and a ground floor toilet. Located on the rarely available 'Moat Croft Development' (Suitable for 'Over 55's) and within walking distance of local amenities and transport hubs, this property would suit those looking to downsize for a slower pace of life. The site benefits from an on-site laundrette and a sociable residents meeting room. Viewing by appointment only.

- Suitable for Over 55's
- NO ONWARD CHAIN
- 2 Bedroom retirement property
- Car parking
- Communal garden areas
- 24/7 Emergency pull cord system
- Pets allowed (Subject to conditions)
- On site Estate Manager



Entrance

Multi-locking UPVC front door with obscure glazed inserts opens into :

Reception Hall

A spacious reception hall with stairs (plus stair lift) rising to the first floor accommodation. Under stairs storage cupboard. Doors leads to :

Ground Floor W.C.

Comprises low level W.C. with concealed cistern and wall mounted vanity wash hand basin with storage beneath. Tiled floor.

Dining Room / Bedroom Two

3.30m x 2.80m (10' 10" x 9' 2")
Double glazed window to front aspect. Part glazed double doors open into :

Lounge

3.33m x 3.30m (10' 11" x 10' 10")
Double glazed window to rear aspect with views over the gardens. Feature fireplace (electric).

Kitchen / Breakfast Room

2.50m x 2.93m (8' 2" x 9' 7")
The kitchen comprises a range of eye and base level storage units complemented by the rolled edge work surfaces with inset sink and mixer tap. Tiled splashbacks. Inset hob under extractor. Built-in oven. Freestanding fridge-freezer (to remain). Washing machine (to remain). Wall mounted combination boiler. Space for a small breakfast table. Double glazed window and courtesy door to rear given direct access to the gardens.

First Floor Landing

Access to deep storage cupboard. Doors lead to :

Bedroom One

3.28m to wardrobes x 3.32m (10' 9" to wardrobes x 10' 11")
Double glazed window to front aspect. This room benefits from built-in mirror fronted wardrobes.

Shower Room

2.99m x 1.99m (9' 10" x 6' 6")
A part tiled room comprising double width shower enclosure, low level W.C. and pedestal wash hand basin. Floor standing storage unit. Chrome towel radiator. Obscure double glazed window to rear aspect.

Exterior

Rear Garden:
Low maintenance private rear courtyard and landscaped communal garden area.

Frontage:
Communal parking and landscaped gardens.

Agents Note

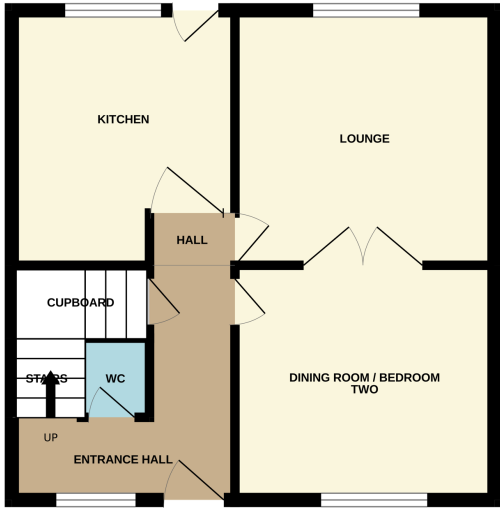
We have been advised that there is a payment of circa £200 per month (service charge) and this covers care for the communal gardens, annual Gas & Electricity checks (plus replacement works if necessary), window cleaning and the upkeep of the free launderette and residents meeting room etc.

Lease : Circa 85 years remaining.

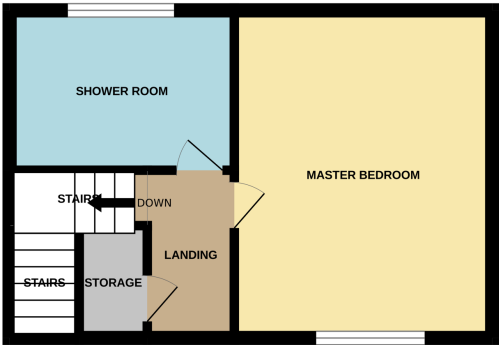




GROUND FLOOR



1ST 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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