

**DEDMAN
GRAY**

www.dedmangray.co.uk

Homerowan House, Station Road

Thorpe Bay

£145,000



Well-presented retirement flat for over 60's. 2nd floor with lift access. Spacious lounge, fully fitted kitchen, shower room, and bedroom. On-site parking and communal gardens. Close to amenities and Thorpe Bay Station. Ideal for hassle-free living.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- One bedroom retirement flat
- Lounge
- Kitchen
- Shower room
- On site facilities
- Second floor
- Lifts to all floors
- Close to Thorpe Bay mainline railway station
- Communal parking

Communal Entrance

Security doors on street level to front and side car park areas, stairs and lift to first floor.

Hallway

9' 0" x 3' 1" (2.74m x 0.94m)

Built in storage cupboard, entry phone system, fitted carpet, doors to:

Lounge

16' 0" x 10' 6" (4.88m x 3.20m)

Double glazed window to rear, decorative fireplace with marble hearth, fitted carpet, storage heater, wall mounted lighting. Through to:

Kitchen

7' 2" x 5' 4" (2.18m x 1.63m)

The modern fitted kitchen comprises wall and base level units complimented with roll edge worktops with inset sink unit with mixer tap, integrated electric hob with oven under and extractor over, integrated fridge/freezer.

Bedroom

12' 2" x 8' 8" (3.71m x 2.64m)

Built in fitted wardrobes with mirrored doors, fitted carpet, storage heater, double glazed window to rear.

Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

Tiling to floor and wall areas, suite comprises a walk-in shower unit, wc and pedestal sink unit, wall mounted heater, extractor fan.

Communal Lounge

There is a large communal lounge area for residents. This has its own library area and some events are hosted on a weekly basis.

Communal Laundry Room

There is a laundry room on site, available to all residents.





COMMUNAL GARDEN

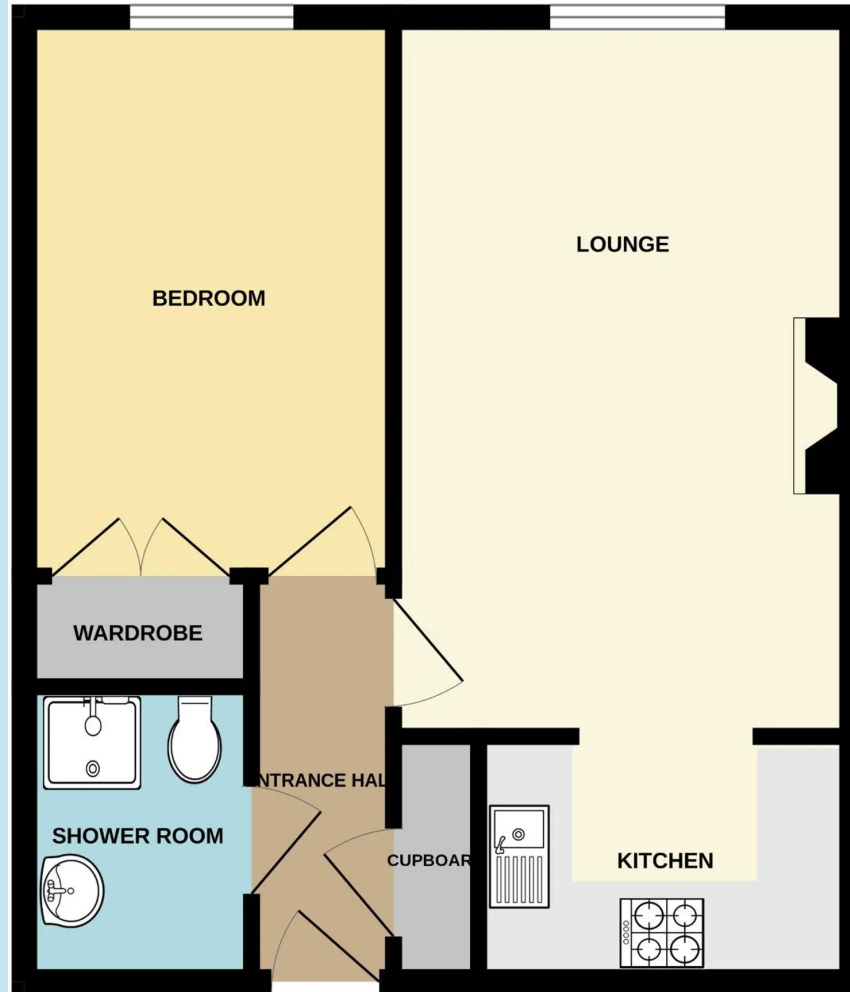
There are communal gardens, which all residents can use.

OFF ROAD

1 Parking Space

There is communal parking at the rear on a first come, first served basis.

GROUND FLOOR





Dedman Gray

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