

**DEDMAN  
GRAY**

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Burges Court

**Flat 32, Burges Court, Station Road**

Thorpe Bay

**£169,995 Leasehold**





Lovely retirement apartment with spacious lounge, fitted kitchen, double bedroom with fitted wardrobes, and modern shower room. Lift access, 24-hour emergency line, close to amenities and beach. Pretty communal gardens, seating areas, car park. Ideal for retirement living.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Lovely First floor apartment
- Spacious Lounge
- Fitted Kitchen
- Double bedroom with fitted wardrobes
- Modern shower room
- Lounge & Guest Room
- Over 60's Retirement Property
- Lift access to all floors
- 24 hour emergency line
- Close to The Broadway, Station and beach

## Entrance door leading to:

### Entrance Hall

7' 8" x 7' 6" (2.34m x 2.29m)

Loft hatch, coving to textured ceiling, wall mounted Tunstall emergency cord, walk in cupboard housing lagged cylinder with wall mounted electrics, shelving, coving to textured ceiling.

### Lounge

19' 6" x 10' 7" (5.94m x 3.23m)

Double glazed window to side with views overlooking the communal garden, coving to textured ceiling, wall lights, storage heater and double doors to:

### Kitchen

7' 5" x 6' 6" (2.26m x 1.98m)

Double glazed window to side overlooking the rear garden, stainless steel sink unit with mixer taps inset to worktop, range of base and eye level units, built in 4 ring electric BEKO hob with extractor fan above, separate oven, plumbing for a dishwasher, recess for a fridge/freezer.

### Bedroom

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to side with views overlooking the communal garden, coving to textured ceiling, storage heater, fitted wardrobe with mirrored doors, emergency pull cord.

### Shower Room

Modern shower room with walk in double shower with Aqualisa shower, vanity wash hand basin with mixer taps, low flush WC, coving to textured ceiling with spotlights, extractor fan, electric towel rail holder and wall mounted Dimplex heater.

### Communal Facilities

The development benefits from a fun and sociable communal lounge, communal laundry and guest bedroom suite.







#### **GARDEN**

The development benefits from pretty communal rear gardens which are laid mainly to lawn with planted beds and borders. Maturing trees and shrubs. Seating areas.

#### **OFF STREET**

1 Parking Space

Residents car park set to the rear of the development.







## Dedman Gray

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