

**DEDMAN
GRAY**

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GRAY**
Residential
FOR SALE
01702 311042

29a, Plas Newydd, Thorpe Bay

O.I.E.O. £265,000



Offering NO ONWARD CHAIN is this spacious two bedroom ground floor apartment which is located directly off Eastern Esplanade and comes with its own west backing rear garden, off street parking to front and a new lease. The apartment offers a nice sized entrance hall, a spacious lounge to front, kitchen/breakfast room with direct access to the garden, two bedrooms and a three piece bathroom suite. Externally there is a good sized west backing rear garden with decking leading to the lawned garden and to the front off street parking for one car.
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- New 125 year lease
- 2 bedroom ground floor flat
- Kitchen/breakfast room 18'1 x 8'8
- Bathroom/wc
- Lounge 16'2 x 12'2
- Off street parking
- Own rear garden
- Share of freehold

Entrance Hall

Hardwood entrance door, wooden flooring, radiator, dado rail, picture rail, understairs storage cupboard.

Lounge

16' 2" x 12' 2" (4.93m x 3.71m)

Double glazed bay window to front, radiator, feature fireplace, picture rail, smooth plastered ceiling with central ceiling rose, wooden floorboards.

Kitchen/Breakfast Room

18' 1" x 8' 8" (5.51m x 2.64m)

Double glazed window to side and door to garden, wooden flooring, smooth plastered ceiling, built in display cabinet, one radiator, base and eye level units with built in electric hob with oven, stainless steel sink unit with mixer taps inset to worktop, plumbing for washing machine and dishwasher, wall mounted boiler for hot water and gas central heating (not tested), one radiator, Lino flooring.

Bedroom 1

15' 1" x 10' 8" (4.60m x 3.25m)

Double glazed bay window to rear, wooden floorboards, one radiator, smooth plastered ceiling with central light.

Inner Hall

Smooth plastered ceiling, radiator.

Bathroom

9' 3" x 6' 5" (2.82m x 1.96m)

Obscure double glazed window to side, panelled bath with mixer taps and shower attachment, low flush WC, wash hand basin, shower cubicle, one radiator, smooth plastered ceiling, Lino flooring.

Bedroom 2

9' 9" x 8' 1" (2.97m x 2.46m)

Double glazed window to side, one radiator, smooth plastered ceiling





GARDEN

Decking leading to lawned garden with flower borders, external tap.

OFF ROAD

1 Parking Space

Off street parking to the front.





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