

**DEDMAN
GRAY**

www.dedmangray.co.uk

E2016

1a, Acacia Drive, Thorpe Bay

£395,000



This exceptional second floor apartment is being offered with no onward chain and is finished to an excellent standard throughout, with beautiful interior and high quality fixtures and fittings. This impressive apartment provides a large modern open plan kitchen/lounge/diner which is ideal for entertaining. There are two good sized bedrooms both benefiting from fitted wardrobes and an immaculate four piece family bathroom. Located in walking distance to excellent local amenities including being only a 5 minute walk from Thorpe Bay train station where you'll find the C2C line, a 5 minute walk into The Broadway where you can visit some fantastic shops, cafes and restaurants, a stones throw from Thorpe Bay Golf Club and only a 10 minute walk from the seafront.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Luxury Second floor two bedroom apartment
- Electric security entrance gates to car park
- Large kitchen/lounge/diner
- Utility area
- Walking distance to station
- Long lease

Communal Entrance Hall

UPVC Entrance door, stairs leading to the second floor landing, hardwood entrance door;

Entrance Hall Built in double cupboard, double radiator, wooden flooring with sound proof underlay, coving to smooth plastered ceiling, loft hatch, wall mounted entry phone system, Waterford crystal lights to remain.

Bedroom 2 11' 3" x 10' 9" (3.43m x 3.28m)

Double glazed window to front, double radiator, carpet, coving to smooth plastered ceiling, fitted triple wardrobes to one wall with sliding mirror doors, Waterford crystal lights to remain.

Bathroom 9' 0" x 7' 0" (2.74m x 2.13m)

Obscure double glazed window to rear, walk in shower cubicle with mixer taps and further rainfall shower over, low flush wc, vanity wash hand basin with mixer taps, panelled bath with mixer taps and shower attachment, smooth plastered ceiling with downlights, extractor fan, built in cupboard housing the wall mounted Valiant boiler for hot water and central heating, shelving, stainless steel wall mounted heated towel rail, Karndean flooring.

Master Bedroom 14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed window to front, coving to smooth plastered ceiling, double radiator, fitted triple wardrobe to one wall with sliding mirror doors, Waterford crystal lights to remain.

Lounge/Kitchen/Diner 26' 3" x 19' 6" (8.00m x 5.94m)

An exceptional lounge/kitchen/diner which is ideal for entertaining. Double glazed doors with Juliette balcony, coving to smooth plastered ceiling, three double radiators, luxury Quick Step flooring, further double glazed window to rear with breakfast bar to one side and two stools to remain, Siemens four ring induction hob with extractor fan above, slow-close doors with inserters beneath, built in wine chiller, stainless steel sink unit with mixer taps inset into stone Quartz worktops, range of base and eye level units, with corner carousel, and open plan to:





Utility Area Double glazed window to side, base and eye level cupboard with plumbing for washing machine, condensed tumble dryer integrated fridge/freezer, Siemens built in double oven, wooden flooring , coving to smooth plastered ceiling downlights.

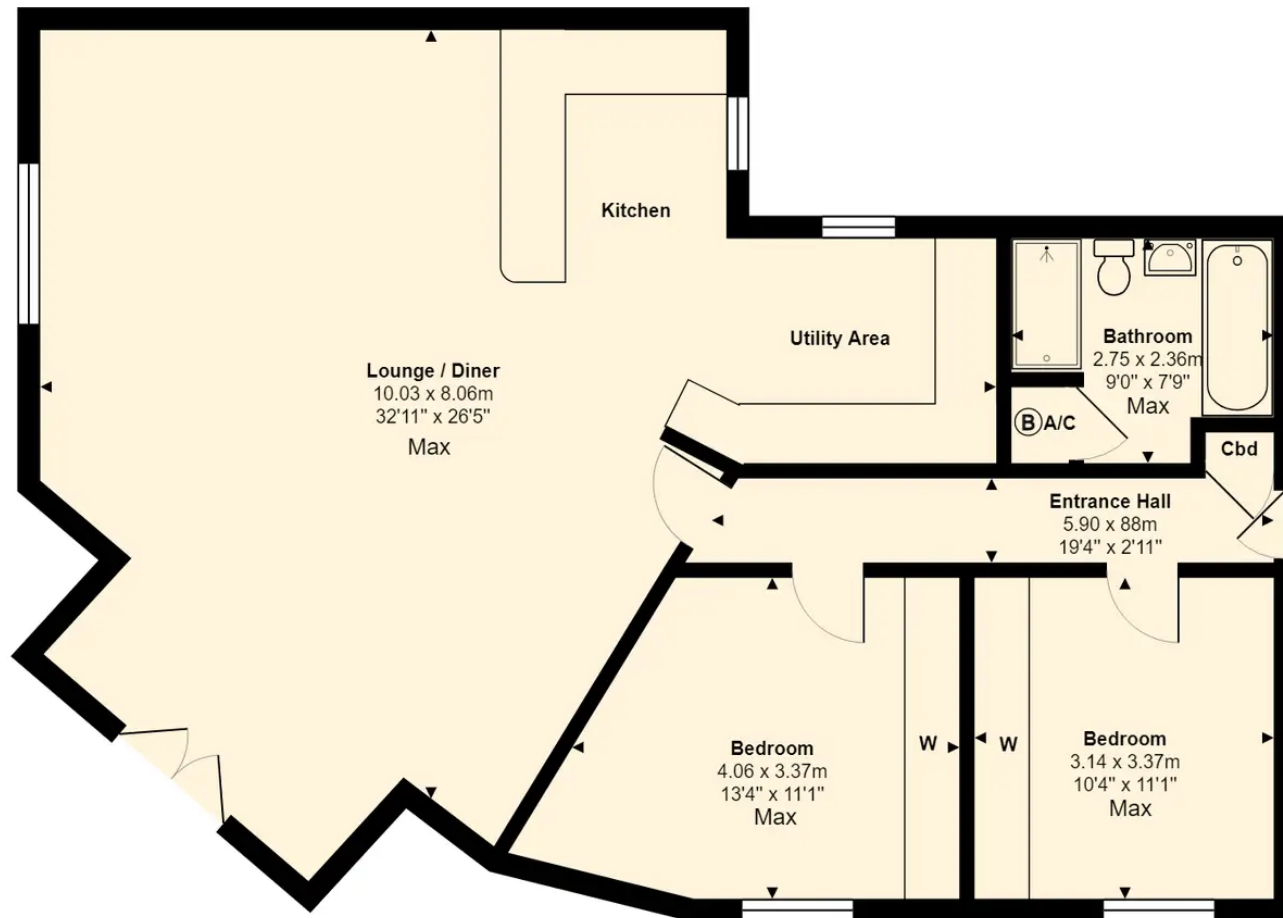
Communal Garden

Communal landscaped gardens.

ALLOCATED PARKING

1 Parking Space

1 allocated parking space accessed via remote controlled secure gates.



1A Acacia Drive, Thorpe Bay, Essex

Total Area: 96.5 m² ... 1038 ft²

All measurements are approximate and for display purposes only



Dedman Gray

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