

**DEDMAN  
GRAY**

[www.dedmangray.co.uk](http://www.dedmangray.co.uk)

21 Links Court Colbert Avenue, Thorpe Bay

£320,000 Leasehold





Charming 2-bed apartment in sought-after location, featuring spacious lounge, fitted kitchen, two double bedrooms, and garage with parking. Adjacent to Southchurch Park, with no onward chain. Landscaped gardens and tidy exterior. Ideal for tranquil coastal living. Council Tax band: C

Tenure: Leasehold

- Spacious first floor apartment
- Large 17' Lounge
- 2 double bedrooms
- Fitted Kitchen
- Bathroom
- Garage in block with parking
- No onward chain
- Backs onto Southchurch Park
- Easy access to the seafront



### Communal Entrance Hall

Approached via security entry system. Stairs leading to the first floor and to rear a security door giving access to the communal gardens and garage to the rear.

### Entrance Hall

A good size entrance hall with a storage heater, dado rail, coving to textured ceiling, Built in storage cupboard, wall mounted entryphone and doors to

### Bedroom 2

14' 10" x 8' 6" (4.52m x 2.59m)

Double glazed window to rear, storage heater, textured ceiling, built in double wardrobe

### Bedroom 1

13' 4" x 11' 1" (4.06m x 3.38m)

Large double glazed window to front, storage heater, textured ceiling, built in double wardrobe.

### Bathroom

8' 1" x 5' 9" (2.46m x 1.75m)

Obscure doubled glazed window to rear, panelled bath with mixer taps and electric shower over, low flush WC, wash hand basin with mixer taps, textured ceiling, wall mounted Dimplex heater.

### Lounge

17' 7" x 13' 9" (5.36m x 4.19m)

Double glazed window to front, storage heater, textured ceiling, built in cupboard and door leading to:

### Kitchen

11' 2" x 8' 8" (3.40m x 2.64m)

Double glazed window to rear, a range of base and eye level units, a enamel sink unit with mixer taps inset to worktop, plumbing for washing machine, recess for a cooker, worktop to one wall with storage beneath housing the fridge and separate freezer, built in cupboard with the top being used as a larder and the bottom with the tank cylinder.







#### **GARDEN**

The development occupies a prominent corner plot enjoying beautifully established front and rear gardens which are laid to lawn with maturing trees and shrubs. Refuse store.

#### **GARAGE**

Single Garage

Single garage in block, set to the rear of the development plus visitors' parking.









## Dedman Gray

Dedman Gray, 103 The Broadway - SS1 3HQ

01702 311042

[sales@dedmangray.co.uk](mailto:sales@dedmangray.co.uk)

<http://www.dedmangray.co.uk>

