



Lady Hamilton Court, Thorpe Bay, Essex, SS1 3QH

2 bed first floor flat / O.I.E.O £250,000 / t. 01702 555888



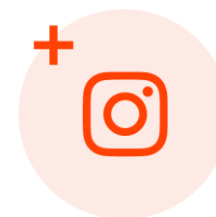




Welcome to this beautifully presented **two bedroom** first floor flat finished to a high standard throughout and offered with no onward chain. Boasting large lounge/diner, stunning fitted kitchen, good size bedrooms and two luxury fitted shower rooms (including en-suite). Also benefiting from own allocated undercover parking space, storage unit and well tended communal gardens.

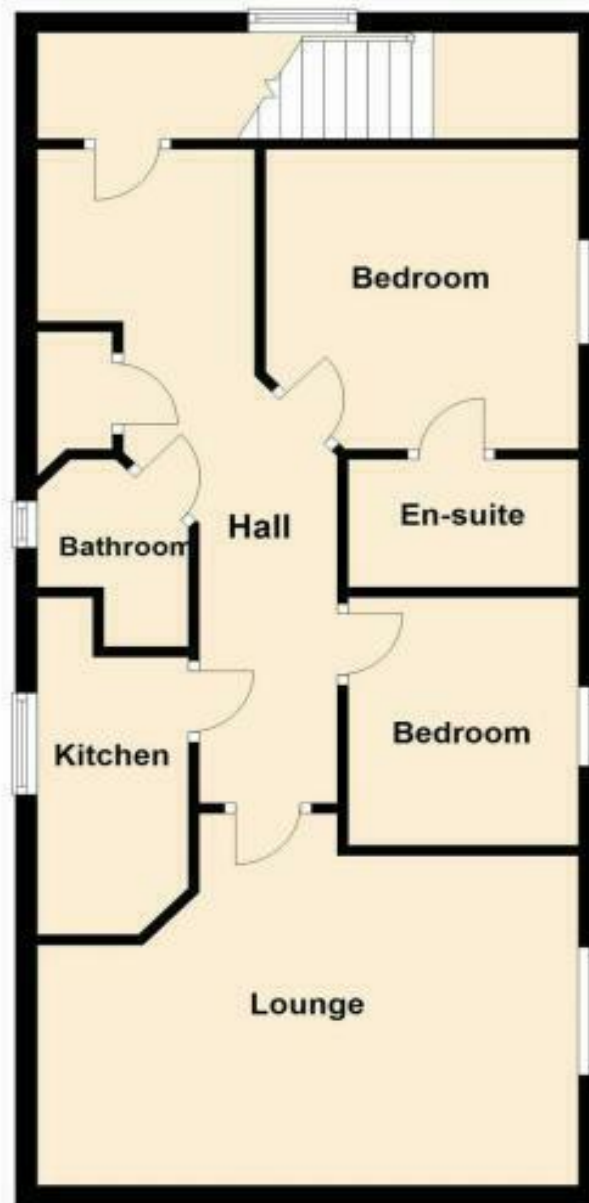
Situated in this popular location a stones throw from Thore Bay mainline station with direct routes in London and within easy reach of Thorpe Bay Broadway with its array of shops, cafes and restaurants whilst also being within easy access of Thorpe Hall golf club, bus routes and the beach. We would strongly advise viewing at your earliest convenience to avoid disappointment.

Find us on



**A space to  
call home.**

Floor Plan



34 Lady Hamilton Court, Barnstable Road, Thorpe Bay







## Highlights

- \ **Beautifully Presented Two Bedroom First Floor Flat**
- \ **Spacious Lounge/Diner**
- \ **Stunning Fitted Kitchen**
- \ **Two Bedrooms**
- \ **Luxury En-Suite To Master**
- \ **Modern Fitted Shower Room**
- \ **Own Allocated Undercover Parking**
- \ **Secure Gated Development**
- \ **Outside Storage Unit**
- \ **Well Tended Communal Gardens**
- \ **No Onward Chain**
- \ **Stones Throw From Thorpe Bay Station**
- \ **Close To Local Shops**
- \ **Viewings Advised**

Private entrance door opening to:

**Entrance Lobby** \ Carpeted stairs leading to first floor, door to:

**Entrance Hall** \ Laminate flooring, smooth plastered and coved ceiling, power points, entry phone system, cupboard housing hot water cylinder and shelving, doors to accommodation off:

**Lounge/Diner 16'3 x 10'6 max** \ Double glazed window to side with shutters to remain, TV point, power points, laminate flooring, electric radiators, smooth plastered and coved ceiling.

**Kitchen 8'3 plus cupboard depth x 6'2** \ Stunning fitted kitchen comprising sink with mixer tap inset into a range of square edged work tops, high gloss cupboards and drawers providing ample storage, integrated Bosch oven with inset Bosch electric hob above and Bosch chimney style extractor over, integrated washing machine, laminate flooring, attractive mosaic tiled splashbacks, double glazed window to side, electric radiator, smooth plastered ceiling, power points.

**Bedroom One 10'10 x 9'9** \ Double glazed window to side, electric radiator, laminate flooring, power points, smooth plastered ceiling, range of fitted wardrobes with mirror fronted sliding doors, door to:

**En-Suite Shower Room** \ Luxury three piece suite comprising shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button W.C., tiled flooring, tiled walls, extractor, smooth plastered ceiling, electric heater.

**Bedroom Two 7'10 x 6'10** \ Double glazed window to side with shutters to remain, laminate flooring, electric radiator, power points, smooth plastered ceiling.



**Shower Room** \ Modern three piece suite comprising large walk in shower cubicle with Trench style shower head above and separate handheld attachment, push button W.C., vanity wash basin with chrome mixer tap, tiled walls, tiled flooring, obscure window to side, smooth plastered ceiling, extractor, electric radiator.

**Exterior** \ The property benefits from own allocated undercover parking space, accessed by secure electric gates and with further visitor spaces and outside storage unit with shelving.

**Lease Info** \ 125 years from 25 March 1994 so approx. 94 years remaining. We are advised the ground rent is approximately £125 per annum and the service charge is approximately £1200 per annum.









**PLEASE NOTE:-**

**We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.**

**Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.**

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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