



MULBERRY GATE

180 Thorpe Hall Avenue, Thorpe Bay, Essex SS1 3SF



ANOTHER DEVELOPMENT BY

ELMORE

TEL: 01702 586933,

EMAIL: office@elmoregroup.co.uk

www.elmoregroup.co.uk

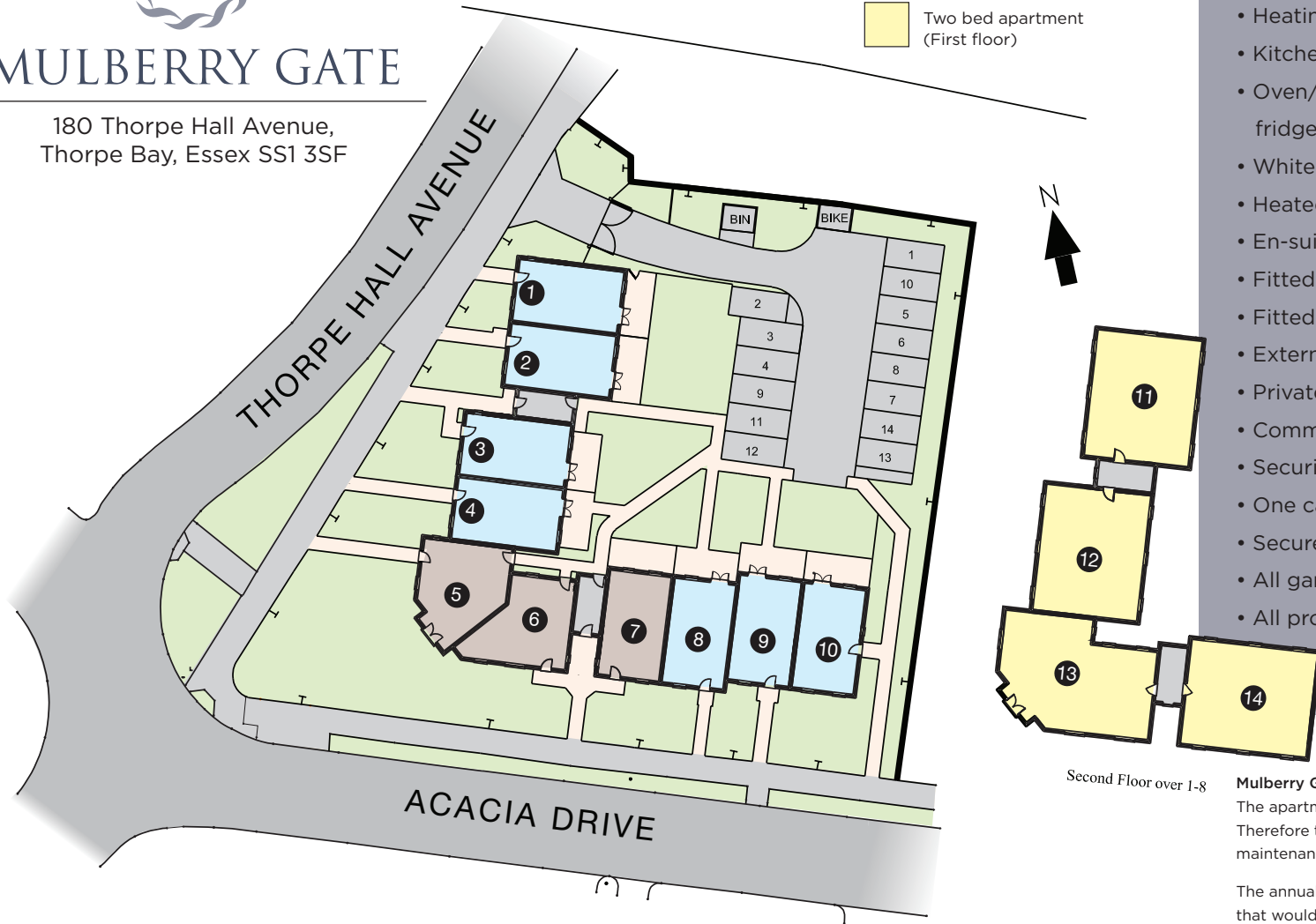
A DEVELOPMENT OF 14 APARTMENTS
COMPRISING 10 TWO & THREE
BEDROOM DUPLEX APARTMENTS
AND 4 TWO BEDROOM SECOND
FLOOR APARTMENTS



MULBERRY GATE

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Thorpe Bay, Essex SS1 3SF

- Two bed duplex apartment (Ground & first floor)
- Three bed duplex apartment (Ground & first floor)
- Two bed apartment (First floor)



KEY FEATURES FROM THE SPECIFICATION

- Heating & Domestic water by gas
- Kitchen fully fitted with appliances
- Oven/microwave, induction hob, extractor fan, fridge/freezer & wine cabinet
- White sanitaryware to bathrooms & cloakrooms
- Heated towel rail to bathrooms & cloakrooms
- En-suite bathroom to master bedroom (not plot 13)
- Fitted wardrobe to master bedroom
- Fitted carpets & floor tiling to all properties
- External porch light & door bell
- Private paved patio to plots 1-4 & plots 7-10
- Communal aerial provided for T.V. & satellite
- Security entrance gates (electric) to car park
- One car parking space per apartment
- Secure refuse & bicycle store
- All garden areas fully landscaped & maintained
- All properties have 10 year warranty

Second Floor over 1-8

Mulberry Gate Management Company Limited

The apartment building and grounds have to be protected and maintained. Therefore this limited company has been formed in order to administer the maintenance programme up to the standards the residents require.

The annual service charge covers some of the costs that occur during a year that would normally be the responsibility of an individual owner occupier.

The management company will prepare detailed accounts at the end of each financial year. Each apartment is responsible for 1/14th of the total cost.

Leasehold

All apartments are leasehold - terms of the lease will be 125 years with ground rent of £285pa doubling every 20 years.

Full details of the leasehold and management company will be forwarded onto purchasers solicitors when making a reservation.

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Disclaimer: The artists impression is indicative only. We reserve the right to amend specification as necessary and without notice.

These particulars do not constitute any part of an offer or contract. Whilst every care has been taken in their preparation, their accuracy is not warranted and intending purchasers should satisfy themselves as to their correctness.