



**Kempsters**  
ESTATE AGENTS

8 College Close  
Grays RM17 5UP

1 1 1

Asking price  
**£145,000**



**This one bedroomed ground floor flat is situated in a popular location close to Grays town centre and is offered with no onward chain. Features include gas central heating, double glazing, lounge, kitchen, fitted wardrobes to bedroom, bathroom and ample parking.**



- Gas central heating
- Double glazing
- Lounge 19' x 9'11
- Kitchen 9'5 x 7'
- Bedroom 11'10 x 7'6
- Bathroom
- Communal gardens
- Ample parking
- No onward chain



## ENTRANCE

Door leads to:

## ENTRANCE HALL

Coved and textured ceiling, entry phone, large built-in storage cupboard, radiator, fitted carpet.

## FITTED KITCHEN

9'5 x 7' (2.87m x 2.13m)

Double glazed window to front, coved and textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space and plumbing for washing machine, space for fridge, part tiling to three walls, wall mounted gas central heating boiler, radiator, power points, vinyl floor covering.

## SHOWER ROOM

Coved and textured ceiling, suite comprising shower unit, wash hand basin and low flush wc, heated towel rail, tiling to two walls, vinyl floor covering.

## LOUNGE

19' x 9'11 (5.79m x 3.02m)

Double glazed window to front, coved and textured ceiling, radiator, power points, fitted carpet.

## BEDROOM

11'10 x 7'6 (3.61m x 2.29m)

Double glazed window to front, coved and textured ceiling, range of fitted wardrobes with matching chest of drawer unit, radiator, power points, fitted carpet.

## EXTERIOR

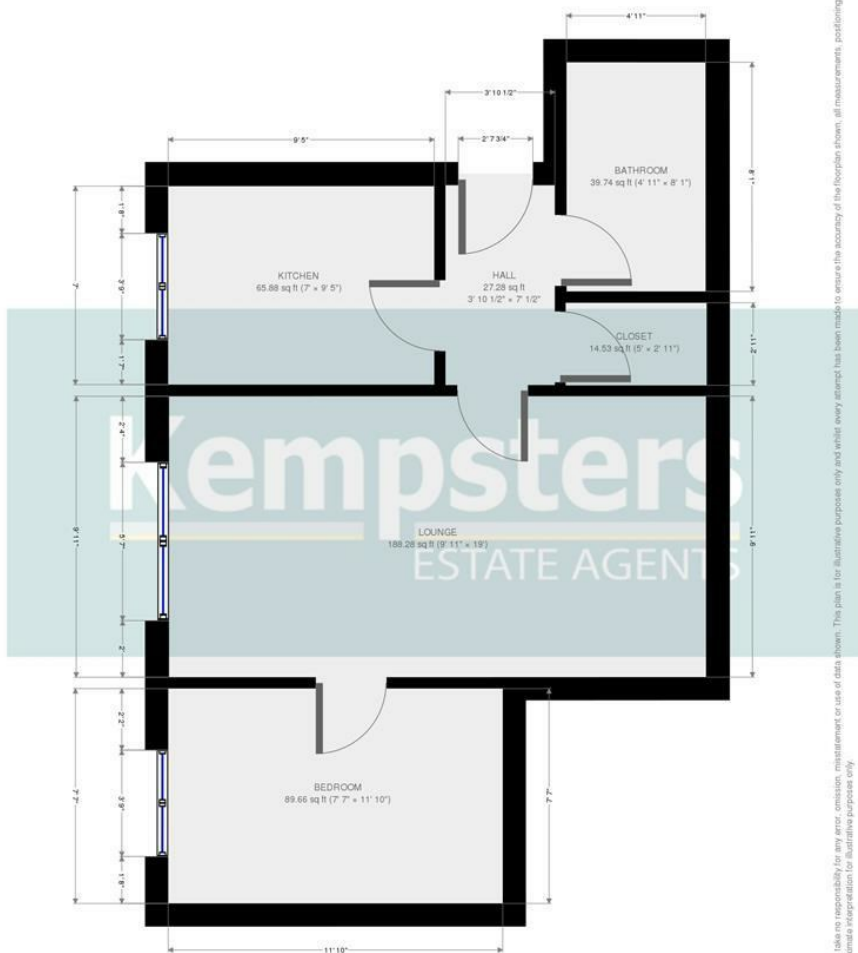
Communal gardens and ample parking.

## LEASE DETAILS AND SERVICE CHARGES

Approximately 73 years remaining on lease

Service charges: £692.84 per annum





Kempsters Estate Agents takes no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
100-120 kWh/m <sup>2</sup> A			100-120 g/kWh A		
80-100 kWh/m <sup>2</sup> B			80-100 g/kWh B		
60-80 kWh/m <sup>2</sup> C			60-80 g/kWh C		
40-60 kWh/m <sup>2</sup> D			40-60 g/kWh D		
20-40 kWh/m <sup>2</sup> E			20-40 g/kWh E		
10-20 kWh/m <sup>2</sup> F			10-20 g/kWh F		
0-10 kWh/m <sup>2</sup> G			0-10 g/kWh G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	