



**Kempsters**  
ESTATE AGENTS

36 Porter Close  
Grays RM20 4AS



Offers in the region of  
**£135,000**



**This one bedroomed first floor flat is situated within walking distance of Lakeside Shopping Centre and Chafford Hundred c2c rail station. Features include electric heating, lounge, fitted kitchen, communal gardens, ample parking and no onward chain.**



- Lounge 14'2 x 11'3
- Kitchen 10' x 7'2
- Bedroom 12'6 x 10'5
- Electric heating
- Bathroom
- Communal gardens
- Ample parking
- No onward chain



### HALLWAY

7'2 x 3'10 (2.18m x 1.17m)

Smooth plastered ceiling, entry phone, power point, laminate floor.

### LOUNGE

14'2 x 11'3 reducing to 9'11 (4.32m x 3.43m reducing to 3.02m)

Window to rear, coved and smooth plastered ceiling, storage heater, wall mounted electric heater, power points, fitted carpet.

### KITCHEN

10' x 7'2 (3.05m x 2.18m)

Window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, space and plumbing for washing machine, space for fridge, built-in airing cupboard, partly tiled walls, power points, tiled floor.

### BEDROOM

12'6 x 10'5 (3.81m x 3.18m)

Two windows to front, smooth plastered ceiling, storage heater, power points, fitted carpet.

### BATHROOM

7'2 x 5'10 (2.18m x 1.78m)

Smooth plastered ceiling, extractor fan, suite comprising bath, pedestal wash hand basin and low flush wc, part tiling to three walls, laminate floor.

### EXTERIOR

Communal gardens, ample parking.

### LEASE DETAILS AND SERVICE CHARGES

As at 1st February 2017 there are 73 years remaining on the lease.

Service charge is £63.64 a month and the ground rent is £80 per annum ( just been paid).





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.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

