



Kempsters
ESTATE AGENTS

119 St. Leonards Close
Grays RM17 6GT



Asking price
£210,000

This large third floor flat is situated within easy walking distance of Grays Town and C2C railway to London. The property has a large lounge diner with an adjacent separate kitchen, two good sized bedrooms and a bathroom. All rooms have river views and there is allocated and visitor parking.



- Lounge Diner with River Views 20'6 x 12'7
- Bedroom One 13'2 x 8'6
- Bedroom Two 10'0 x 8'4
- Bathroom 7'0 x 5'6
- Electric Heating
- Double Glazed
- River Views from All Rooms
- Lease details to follow
- Allocated and Visitor Parking

HALLWAY

22'4 x 4'2 (6.81m x 1.27m)

Textured ceiling, plain painted walls, laminated wood flooring, entry phone system, two built in storage cupboards, access to loft and doors leading into:-

LOUNGE DINER

20'6 x 12'7 (6.25m x 3.84m)

Textured ceiling with recessed spot lights, smooth painted walls, double glazed windows to rear and side, recessed dining area, electric wall heater, laminated wood floor and archway leading into:-

KITCHEN

7'10 x 7'0 (2.39m x 2.13m)

Textured ceiling, partially tiled and painted walls, double glazed window to rear, laminated wooden floor, range of wall and base units with contrasting rolled edge work surface, electric hob with extractor fan over, built in electric oven, 1 1/2 stainless steel sink unit, space and plumbing for washing machine and space for large fridge freezer.

BEDROOM ONE

13'2 x 8'6 (4.01m x 2.59m)

Textured ceiling, smooth painted walls, double glazed window to rear, laminated wood floor and electric wall heater.

BEDROOM TWO

10'0 x 8'4 (3.05m x 2.54m)

Textured ceiling, smooth painted walls, double glazed window to rear, laminated wood floor and electric wall heater.

BATHROOM

7'0 x 5'6 (2.13m x 1.68m)

Textured ceiling, partially tiled and painted walls, tiled floor, bath with shower fitment and shower curtain, extractor fan and low flush WC.

EXTERIOR

Communal Gardens, allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

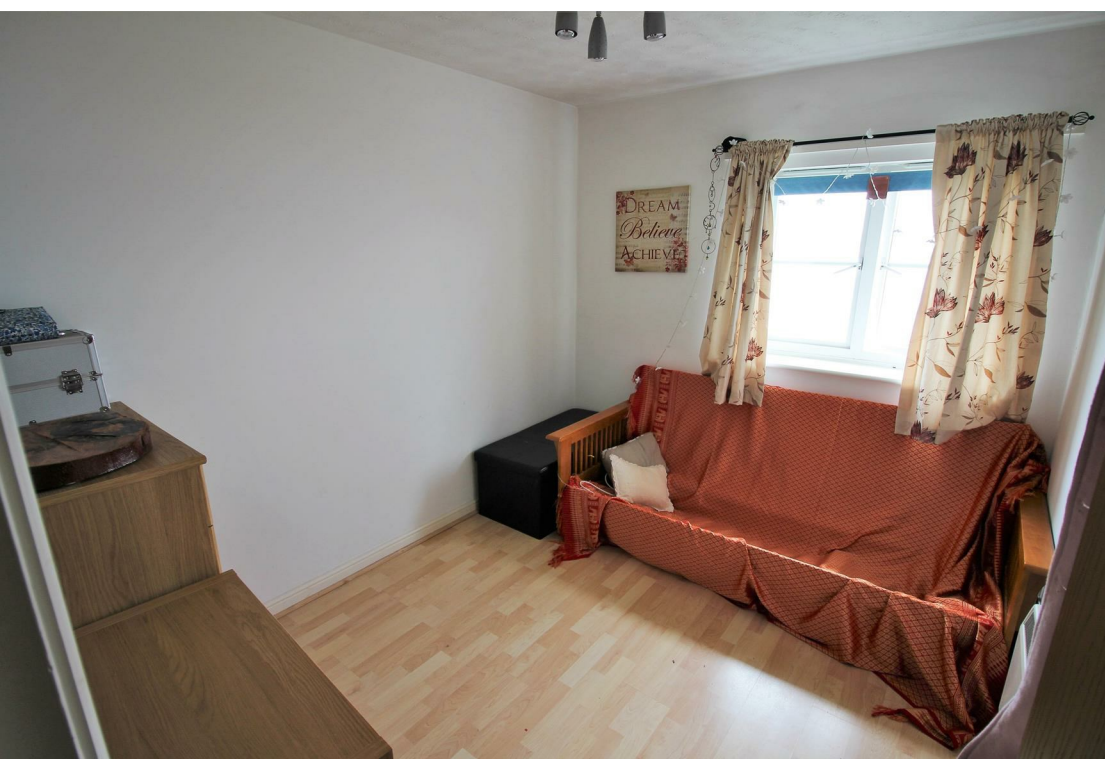


Approximately 981 years remaining on lease

Ground rent: £100 per annum

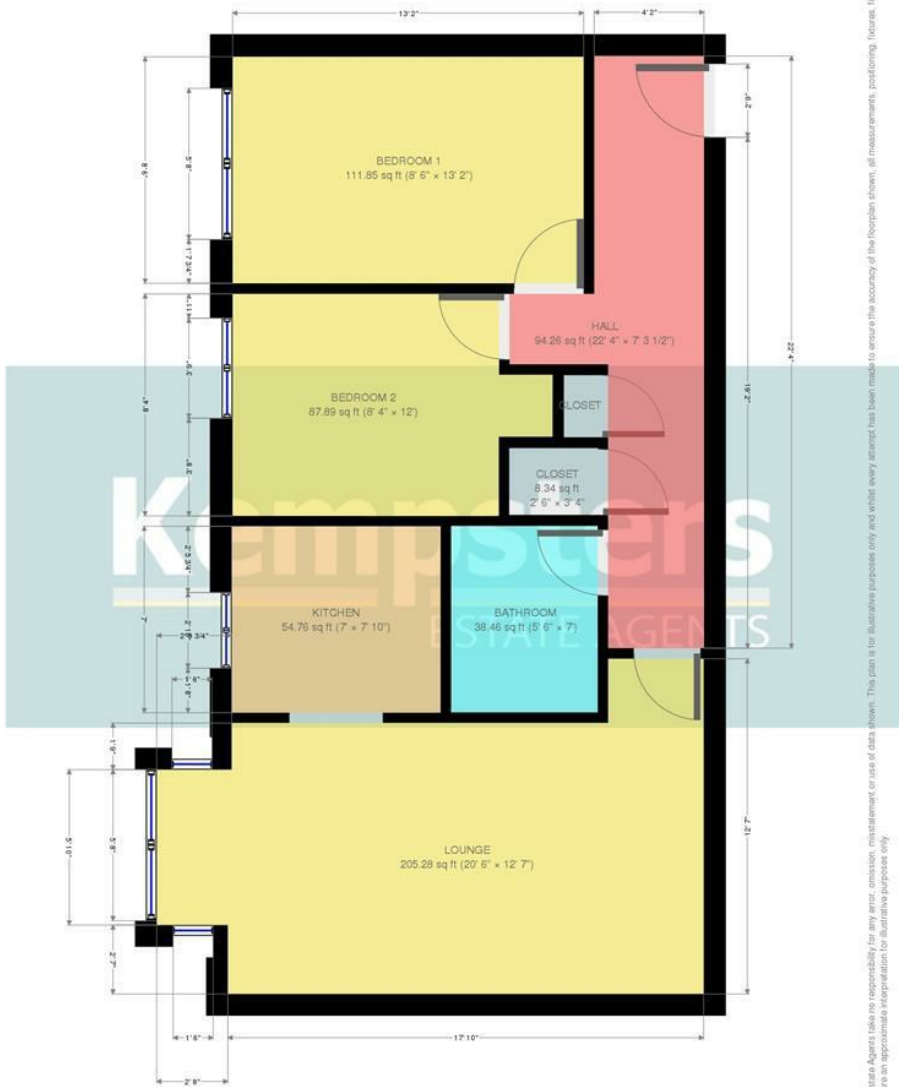
Service charges: £1034 per annum











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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Score	Current	Target	Score
Very energy efficient - lower running costs (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (23-28) F (1-22) G			Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (23-28) F (1-22) G		
		72			66
		74			67
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		