



Kempsters
ESTATE AGENTS

111 Frobisher Gardens
Chafford Hundred Grays RM16 6EZ

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Asking price
£230,000

This well presented two bedroomed first floor flat is situated in a quiet and popular location. Features include gas central heating, double glazing, lounge, fitted kitchen, en suite to bedroom one, stylish bathroom, allocated and visitor parking plus a 985 year lease.



- Gas central heating
- Double glazing
- Lounge 15'4 x 12'8
- Fitted kitchen 10'7 x 6'1
- Integrated appliances
- Bedroom one 11'10 x 8'8 with en suite
- Bedroom two 11'10 x 7'4
- Stylish bathroom
- Allocated and visitor parking
- 985 year lease

ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, built-in cupboard housing water tank, further built-in cupboard, entry phone, radiator, power point, laminate floor.

LOUNGE

15'4 x 12'8 (4.67m x 3.86m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

FITTED KITCHEN

10'7 x 6'1 (3.23m x 1.85m)

Double glazed window to side, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated double oven, hob, canopy with extractor, fridge/freezer and dishwasher, space and plumbing for washing machine, partly tiled walls, under unit heater.

BEDROOM ONE

11'10 x 8'8 (3.61m x 2.64m)

Double glazed window to front, smooth plastered ceiling, fitted double wardrobe, radiator, power points, fitted carpet.

EN SUITE

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, vinyl floor covering.

BEDROOM TWO

11'10 x 7'4 (3.61m x 2.24m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush wc, partly tiled walls, radiator, vinyl floor tiles.



EXTERIOR

Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 985 years remaining on lease

Service charge: £110 per month

Ground rent: Approx £100 per annum







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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Current	Current	Previous
Very energy efficient - lower running costs					
92-100	A				
81-91	B				
69-80	C				
55-68	D				
49-54	E				
45-48	F				
39-44	G				
34-38					
29-33					
24-28					
19-23					
14-18					
9-13					
4-8					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC
		73	74	80	81