



Kempsters
ESTATE AGENTS

Trasa Court Gipsy Lane
Grays RM17 6WD

1 1 1

Asking price
£130,000

This lovely one bedroomed retirement apartment enjoys a sunny south facing aspect with views over the communal gardens. Features include a nice lounge, fitted kitchen, double bedroom, shower room and communal parking area.



- Gas central heating
- Double glazing
- Lounge 14'10 x 11'1
- Fitted kitchen 9'9 x 6'
- Bedroom 10'11 10'10
- Shower room
- Well tended communal gardens
- Communal parking bay

ENTRANCE

Door leads to:

ENTRANCE HALL

Coved and smooth plastered ceiling, entry phone, radiator, fitted carpet.

FITTED KITCHEN

9'9 x 6' (2.97m x 1.83m)

Double glazed window to rear, coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, part tiling to two walls, radiator, power points, vinyl floor covering.

LOUNGE

14'10 x 11'1 (4.52m x 3.38m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

BEDROOM

10'11 x 10'10 (3.33m x 3.30m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

SHOWER ROOM

Opaque double glazed window to side, coved and smooth plastered ceiling, suite comprising large shower cubicle, pedestal wash hand basin and low flush wc, radiator, vinyl floor covering.

EXTERIOR

Well tended communal gardens, communal parking area.

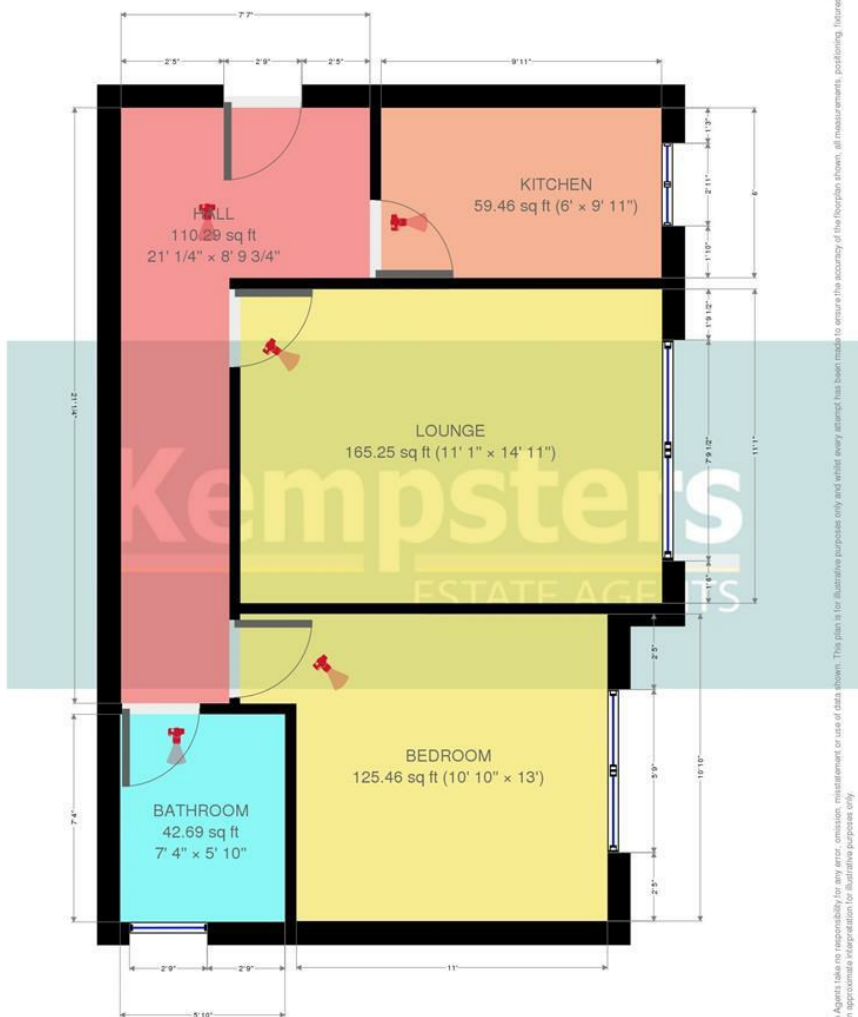
LEASE DETAILS AND SERVICE CHARGES

Approximately 88 years remaining on lease

Ground rent: £100 per annum

Service charges: £105 per calendar month





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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82-91 A			82-91 A		
72-81 B			67-81 B		
62-71 C			52-66 C		
52-61 D			37-51 D		
42-51 E			22-36 E		
32-41 F			7-21 F		
2-31 G			1-6 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
	84	86		83	86