



Kempsters
ESTATE AGENTS

Kingfisher Heights Hogg Lane
Grays RM17 5QQ

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Offers in excess of
£190,000

This well presented two bedroomed third floor flat is situated in a popular gated complex within easy walking distance of Grays town centre and c2c rail station. Features include a spacious lounge/diner, fitted kitchen, en suite bathroom to bedroom one, allocated parking and no onward chain.



- Lounge/diner 20' max x 15'10 max
- Fitted kitchen 9' x 7'3
- Bedroom one 14'10 x 9'11 with en suite bathroom
- Bedroom two 9'4 x 8'
- Bathroom
- Allocated and visitor parking
- No onward chain

ENTRANCE HALLWAY

Smooth plastered ceiling, access to loft space, built-in storage cupboard, entry phone, power points, laminate floor.

LOUNGE DINER

20' narrowing to a point x 15'10 max (6.10m narrowing to a point x 4.83m max)

Two double glazed windows to front, smooth plastered ceiling, wall mounted log effect fire, power points, laminate floor.

KITCHEN

Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for fridge/freezer, space and plumbing for washing machine, part tiling to three walls, power points, laminate floor.

BEDROOM ONE

Double glazed windows to front and side, smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet.

EN SUITE BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush wc, heated towel rail, part tiling to three walls, vinyl floor covering.

BEDROOM TWO

Double glazed window to front, smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush wc, part tiling to three walls, heated towel rail, vinyl floor covering.



EXTERIOR

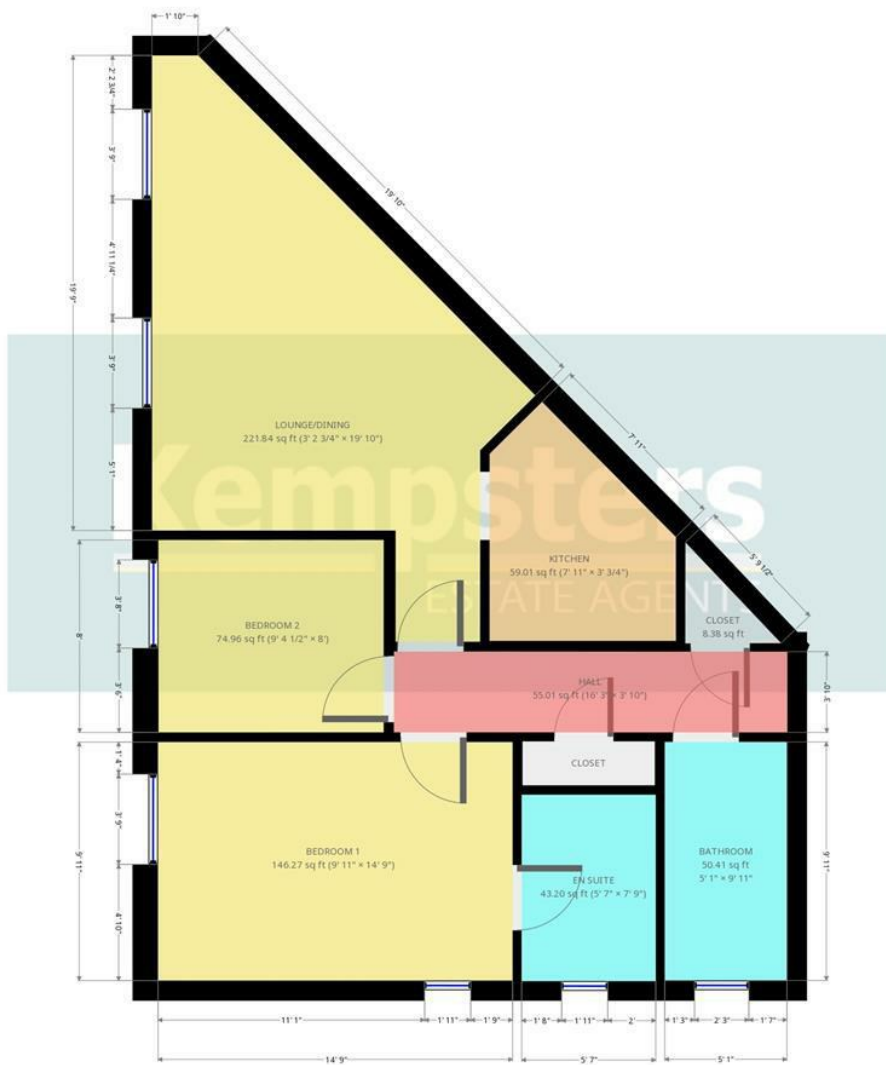
Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Lease 86 years remain, ground rent £200 per year and service charge £80.00 per month







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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.

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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|--|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| <div> <div></div> <div> <div>A</div> <div>92-100</div> </div> </div> <div> <div></div> <div> <div>B</div> <div>81-91</div> </div> </div> <div> <div></div> <div> <div>C</div> <div>69-80</div> </div> </div> <div> <div></div> <div> <div>D</div> <div>55-68</div> </div> </div> <div> <div></div> <div> <div>E</div> <div>39-54</div> </div> </div> <div> <div></div> <div> <div>F</div> <div>21-38</div> </div> </div> <div> <div></div> <div> <div>G</div> <div>1-20</div> </div> </div> | 79 | 80 | <div> <div></div> <div> <div>A</div> <div>95-100</div> </div> </div> <div> <div></div> <div> <div>B</div> <div>85-94</div> </div> </div> <div> <div></div> <div> <div>C</div> <div>75-84</div> </div> </div> <div> <div></div> <div> <div>D</div> <div>65-74</div> </div> </div> <div> <div></div> <div> <div>E</div> <div>55-64</div> </div> </div> <div> <div></div> <div> <div>F</div> <div>45-54</div> </div> </div> <div> <div></div> <div> <div>G</div> <div>35-44</div> </div> </div> | 71 | 72 |
| Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC | | | Not environmentally friendly - higher CO ₂ emissions England & Wales EU Directive 2002/91/EC | | |