



Kempsters
ESTATE AGENTS

32 Merlin Close
Chafford Hundred Grays RM16 6RY

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Offers in excess of
£210,000

This well presented two double bedroomed ground floor flat is situated in a popular location. Features include a bright lounge, fitted kitchen, bathroom, well tended communal gardens plus ample parking accessed via electric gates.



- Lounge
- Fitted kitchen
- Bedroom one
- Bedroom two
- Bathroom
- Well tended communal gardens
- Secure allocated and visitor parking
- Long lease

ENTRANCE HALL

Textured ceiling, entry phone, built-in airing cupboard, power point, laminate floor.

LOUNGE

Three double glazed windows overlooking communal gardens, textured ceiling, feature fireplace with inset electric fire, power points, laminate floor.

FITTED KITCHEN

Double glazed window to front, textured 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, partly tiled walls, power points, laminate floor.

BEDROOM ONE

Double glazed windows to rear and side, textured ceiling, fitted triple wardrobe, power points, laminate floor.

BEDROOM TWO

Double glazed French doors with 'Juliette' balcony to front, textured ceiling, power points, laminate floor.

BATHROOM

Opaque double glazed window to front, textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush wc, extractor fan, laminate floor.

EXTERIOR

Well tended communal gardens, secure allocated and visitor parking accessed via electric gates.

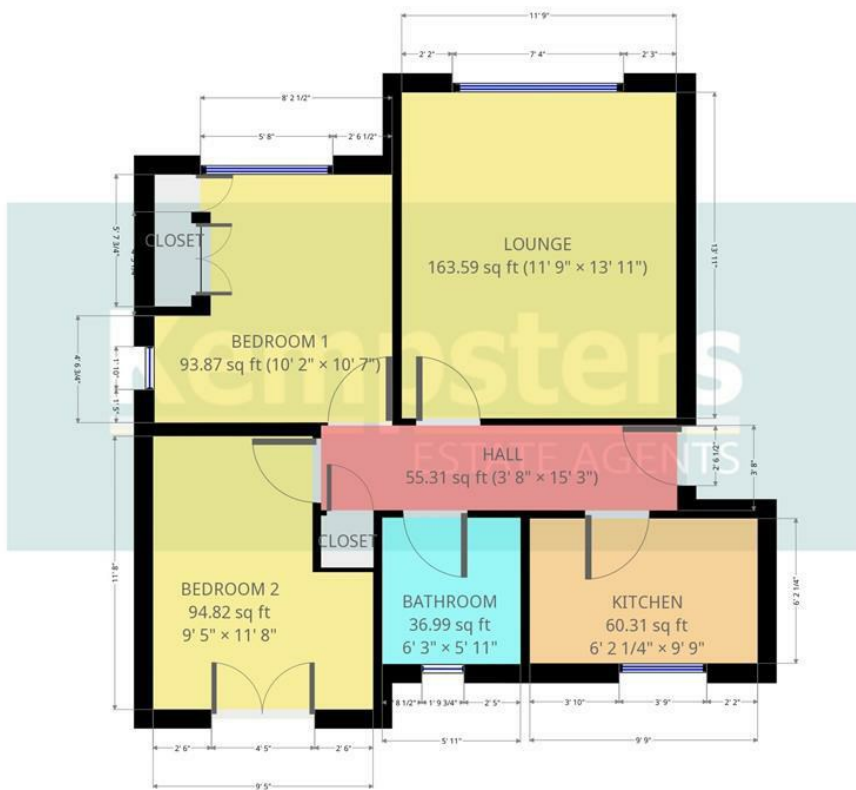
LEASE DETAILS AND SERVICE CHARGES

Approximately 987 years remaining on lease

Ground rent: £25 per annum

Service charges: £135 per calendar month





Kempsters Estate Agents take 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...

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

