



As part of a **SHARED OWNERSHIP** scheme this property is being sold at 60% owned in addition 40% rent on a monthly basis. The property is a well presented two bedroomed 2nd floor flat is situated in a quiet and popular location. Features include GCH, double glazing, lounge, fitted kitchen, en suite to bedroom one, bathroom, allocated and visitor parking plus a 985 year lease.



- Shared Ownership 60% ownership /40% rent
- Double glazing & Gas Central Heating
- Lounge 14'2 x 13'7
- Kitchen 10'7 x 6'1
- Bedroom one 13'9>8'8 x 9'9 with en suite
- Bedroom two 9'11 x 8'10
- Bathroom
- Allocated and visitor parking
- Loft storage space
- Long lease

ENTRANCE HALL

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

LOUNGE

14'2 x 13'7 (4.32m x 4.14m)

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

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 washing machine, space for dishwasher, concealed gas central heating boiler, partly tiled walls, power points, tiled floor.

BEDROOM ONE

13'9 narrowing to 8'8 x 9'9 (4.19m narrowing to 2.64m x 2.97m)

Double glazed window to rear, smooth plastered ceiling, built-in 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, full tiling to shower cubicle, remainder partly tiled, shaver point, tiled floor.

BEDROOM TWO

9'11 x 8'10 (3.02m x 2.69m)

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

BATHROOM

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

EXTERIOR

Allocated and visitor parking.

RENTAL FEES, LEASE DETAILS AND SERVICE CHARGES

Rental charge at 40% share is £269.50 plus monthly service charge Approximately 985 years remaining on lease
Service charges: £169.85 pcm we are informed by the vendor that this includes ground rent, buildings insurance and water charge





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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Current	Current	Current	Potential
Very energy efficient - lower running costs					
92-100	A		92-100	A	
81-91	B		81-91	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
43-54	E		43-54	E	
31-42	F		31-42	F	
21-30	G		21-30	G	
1-20			1-20		
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
		72			80