



**Kempsters**  
ESTATE AGENTS

14 Clifford Road  
Chafford Hundred Grays RM16 6NY

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Offers in excess of  
**£220,000**



**This spacious two double bedroomed ground floor flat is situated in a convenient location within easy walking distance of Grays town centre and rail station. Features include a large lounge with French doors leading to communal garden, fitted kitchen, stylish bathroom, ample parking and no onward chain.**



- Lounge/Diner 16'3 x 16'4>9'5
- Fitted Kitchen 10'10 x 5'11
- Bedroom One 12'10 (into wardrobes) x 9'6
- Bedroom Two 14'6 x 12'2 max
- Stylish Bathroom
- Communal Gardens
- Allocated and Visitor Parking
- NO ONWARD CHAIN

### ENTRANCE HALLWAY

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

### LOUNGE

16'3 x 16'4 narrowing to 9'5 (4.95m x 4.98m narrowing to 2.87m)

Double glazed window and double glazed French doors lead to communal garden, textured ceiling, storage heater, power points, fitted carpet.

### KITCHEN

10'10 x 5'11 (3.30m x 1.80m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, concealed extractor above, space for fridge/freezer, space for washing machine, part tiling to three walls, wall mounted electric heater, power points.

### BEDROOM ONE

12'10 (into wardrobes) x 9'6 (3.91m (into wardrobes) x 2.90m)

Double glazed window to rear, textured ceiling, two fitted double wardrobes with mirrors inset into doors, wall mounted electric heater, power points, fitted carpet.

### BEDROOM TWO

14'6 x 12'2 max (4.42m x 3.71m max)

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

### BATHROOM

Smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush wc, tiled walls, heated towel rail.

### COMMUNAL GARDEN & PARKING

Communal garden laid to lawn, allocated and visitor parking.

### LEASE AND SERVICE DETAILS



The lease has approximately 102 years remaining from an original 125 years.

The Service Charge is approximately £1200 per annum which is paid half yearly.

Ground Rent is £113 per annum.

Council Tax is Band C and is £1291 per annum.











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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div>Very energy efficient - lower running costs</div> <div> <div>100-109</div> <div>90-99</div> <div>80-89</div> <div>70-79</div> <div>60-69</div> <div>50-59</div> <div>40-49</div> <div>30-39</div> <div>20-29</div> <div>10-19</div> </div> <div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div> </div>		<div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div> <div>100-109</div> <div>90-99</div> <div>80-89</div> <div>70-79</div> <div>60-69</div> <div>50-59</div> <div>40-49</div> <div>30-39</div> <div>20-29</div> <div>10-19</div> </div> <div> <div>A</div> <div>B</div> <div>C</div> <div>D</div> <div>E</div> <div>F</div> <div>G</div> </div>	
60	62	60	61
<div>Not energy efficient - higher running costs</div> <div>EU Directive 2002/91/EC</div> <div>England &amp; Wales</div>		<div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> <div>EU Directive 2002/91/EC</div> <div>England &amp; Wales</div>	