



Kempsters
ESTATE AGENTS

66 Porter Close
Grays RM20 4AS

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Asking price
£155,000

Extended lease! This well presented one bedroomed ground floor flat is situated within walking distance of Lakeside Shopping Centre and Chafford Hundred station. Features include a spacious lounge, new fitted kitchen, new bathroom, communal gardens and ample parking.



- New 125 year lease
- Electric heating
- Lounge 17'0 x 10'1
- New fitted kitchen 10'7 x 8'5
- Bedroom 13'4 x 9'4
- New bathroom 7'4 x 5'6
- Well tended communal gardens
- Ample parking

ENTRANCE HALL

Smooth plastered ceiling, entry phone, wall mounted electric heater, power point, laminate floor.

LOUNGE

17'0 x 10'1 (5.18m x 3.07m)

Two windows, smooth plastered ceiling, two wall mounted electric heaters, power points, laminate floor.

NEW FITTED KITCHEN

10'7 x 8'5 (3.23m x 2.57m)

Window, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, space for washing machine and fridge/freezer, built-in storage cupboard, power points, vinyl floor tiles.

BEDROOM

13'4 x 9'4 (4.06m x 2.84m)

Window, smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet.

NEW BATHROOM

7'4 x 5'6 (2.24m x 1.68m)

Opaque glazed window, smooth plastered ceiling, suite comprising bath with independent shower unit above, wash hand basin and low flush wc, tiling to bath area, heated towel rail, tiled floor.

EXTERIOR

Well tended communal gardens, ample parking.

LEASE DETAILS AND SERVICE CHARGES

New 125 year lease

Service charges: £106.50 per month

Ground rent: £180 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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