



Kempsters
ESTATE AGENTS

8 Coal Court
Grays RM17 6PN

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Guide price
£190,000

Guide price of £190-195,000. This spacious two bedroomed ground floor flat is situated in a popular riverside location and is offered with no onward chain. Features include electric heating, double glazing, lounge, fitted kitchen, bathroom, allocated parking space, no onward chain and long lease.



- Lounge 16'4 x 10'11
- Fitted kitchen 10' x 6'1
- Bedroom one 12'8 x 9'5
- Bedroom two 9'5 x 7'4
- Bathroom
- Allocated parking space
- No onward chain
- Long lease

ENTRANCE HALL

Textured ceiling, entry phone, large built-in airing cupboard, power point, fitted carpet.

LOUNGE

16'4 x 10'11 (4.88m'1.22m x 3.05m'3.35m)

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

KITCHEN

10' x 6'1 (3.05m' x 1.83m'0.30m)

Double glazed window to side, 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 washing machine, space for fridge/freezer, partly tiled walls, vinyl floor covering.

BEDROOM ONE

12'8 x 9'5 (3.66m'2.44m x 2.74m'1.52m)

Double glazed window to rear, textured ceiling, wall mounted electric heater, power points, laminate floor.

BEDROOM TWO

9'5 x 7'4 (2.74m'1.52m x 2.13m'1.22m)

Double glazed window to rear, textured ceiling, wall mounted electric heater, power points, laminate floor.

BATHROOM

Textured ceiling, suite comprising bath, vanity unit with inset wash hand basin and low flush wc, wall mounted electric heater, shaver point, vinyl floor covering.

EXTERIOR

Allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approximately 979 years remaining on lease

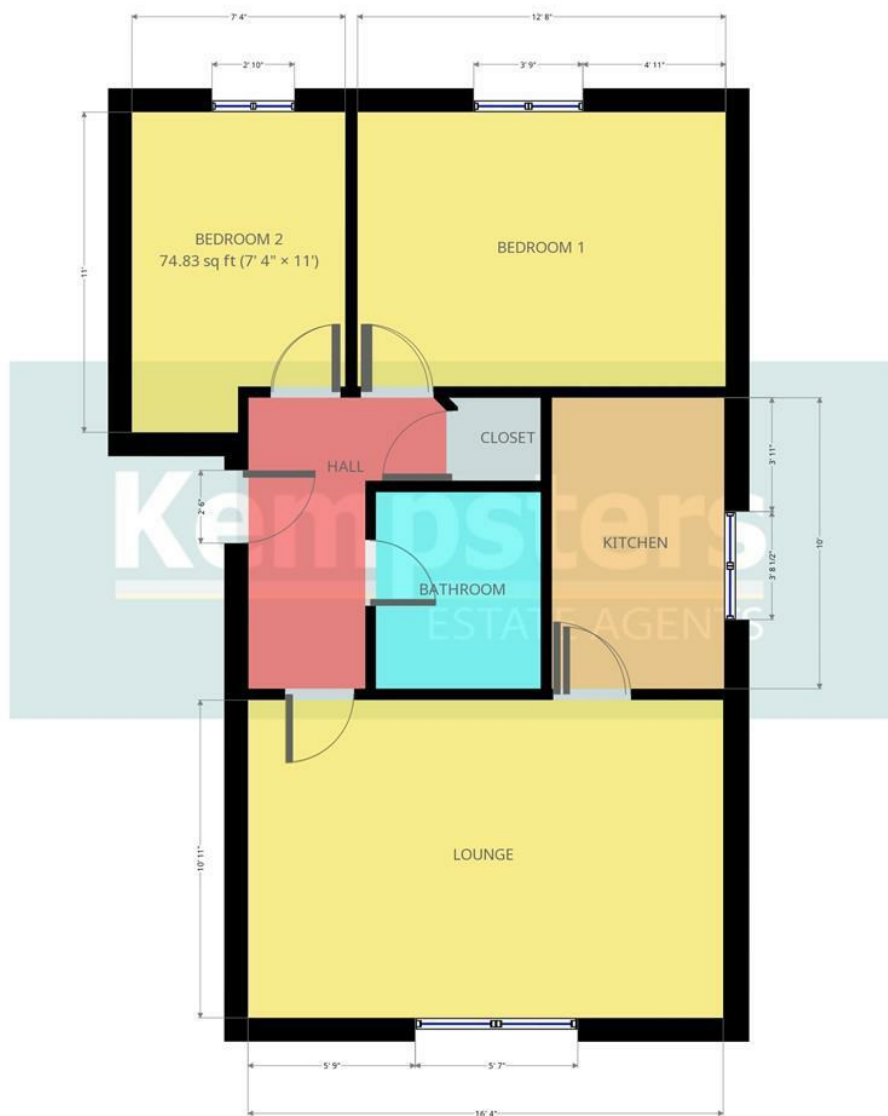
Ground rent £79 per annum

Service charges £1400 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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
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<div> <div>Not energy efficient - higher running costs</div> </div>			<div> <div>Not environmentally friendly - higher CO₂ emissions</div> </div>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	