



Kempsters
ESTATE AGENTS

75A Dudley Close
Chafford Hundred Grays RM16 6PG

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Asking price
£175,000

This one bedroomed first floor flat is situated within walking distance of Grays town centre and is offered with no onward chain. Features include a new 125 year lease, bright lounge, fitted kitchen, bathroom plus allocated and visitor parking.



- New 125 year lease
- Electric heating
- Double glazing
- Lounge 12'0 x 9'11
- Kitchen 8'10 x 5'7
- Bedroom 12'0 x 9'6
- Bathroom
- Allocated and visitor parking
- No onward chain

ENTRANCE HALLWAY

Textured ceiling, entry phone, wall mounted electric heater, built-in storage cupboard, built-in cupboard housing hot water tank, power points, laminate floor.

LOUNGE/DINER

12'0 x 9'11 (3.66m x 3.02m)

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

FITTED KITCHEN

8'10 x 5'7 (2.69m x 1.70m)

Double glazed window to side, textured 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, part tiling to three walls, power points, tile effect laminate floor.

BEDROOM

12'0 x 9'6 (3.66m x 2.90m)

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

BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

Textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush wc, part tiling to three walls, laminate floor.

EXTERIOR

Allocated parking space plus visitor parking.

LEASE AND SERVICE CHARGE DETAILS

New 125 year lease

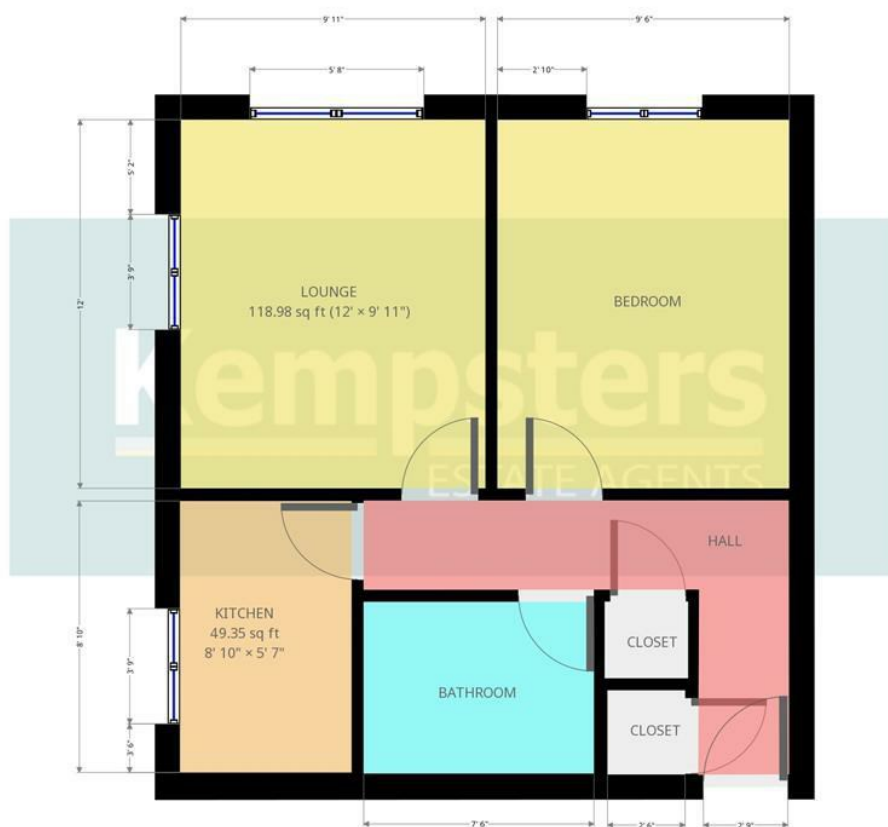
Ground rent: £200 per annum

Service charges: £925 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

Energy Source	Current Rating	Target Rating
Very energy efficient - heat: running costs	82	84
(G1-81)	A	
(G2-82)	B	
(G3-83)	C	
(G4-84)	D	
(G5-85)	E	
(G6-86)	F	
(G7-87)	G	

Environmental Impact (CO₂) Rating

Energy Source	Current Rating	Target Rating
Very environmentally friendly - lower CO ₂ emissions	77	78
(G1-81)	A	
(G2-82)	B	
(G3-83)	C	
(G4-84)	D	
(G5-85)	E	
(G6-86)	F	
(G7-87)	G	

Energy and Wales

EU Directive 2002/91/EC