



**Kempsters**  
ESTATE AGENTS

4 Mary Rose Close  
Chafford Hundred Grays RM16 6LY

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Offers in excess of  
**£232,500**



**This well presented two bedroom first floor flat is situated in a great location within a few minutes walk of Chafford Hundred station. Features include a bright lounge, fitted kitchen, stylish bathroom, communal gardens plus allocated and visitor parking.**



- Gas Central Heating
- Double Glazing
- Lounge 16'1 x 9'9<11'8
- Fitted Kitchen 8'9 x 7'3
- Bedroom One 11' x 10'8
- Bedroom Two 13'4>10'6 x 7'2
- Stylish Bathroom
- Communal Garden
- Allocated and Visitor Parking
- Security alarm

## ENTRANCE

Door to:

## ENTRANCE HALL

Coved and smooth plastered ceiling with inset spotlights, built-in airing cupboard, built-in storage cupboard, radiator, fitted carpet.

## LOUNGE

16'1 x 9'9<11'8 (4.90m x 2.97m<3.56m)

Double glazed windows to front and side, coved and smooth plastered ceiling with inset spotlights, two radiators, power points, laminate floor.

## FITTED KITCHEN

8'9 x 7'3 (2.67m x 2.21m)

Double glazed window to front, 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 and concealed extractor, space for fridge/freezer, space and plumbing for washing machine, concealed gas central heating boiler, part tiling to three walls, radiator, power points, vinyl floor covering.

## BEDROOM ONE

11' x 10'8 (3.35m x 3.25m)

Double glazed window to side, coved and smooth plastered ceiling with inset spotlights, two double fitted wardrobes, radiator, power points, fitted carpet.

## BEDROOM TWO

13'4 max x 7'2 (4.06m max x 2.18m)

Double glazed window to side, coved and textured ceiling, radiator, power points, laminate floor.

## BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with mixer tap and shower attachment, (shower screen to be fitted), wash hand basin and low flush wc, extractor fan, tiling to three walls, radiator, vinyl floor covering.



## EXTERIOR

Communal garden accessed via the three apartments only, allocated and visitor parking.

## LEASE DETAILS AND SERVICE CHARGES

Approximately 106 years remaining on lease

Ground rent: £250 per annum

Service charges: approximately £1350 per annum  
(Vendor has paid up until July 2019)











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