



**Kempsters**  
ESTATE AGENTS

42 Albany Heights Hogg Lane  
Grays RM17 5XN



Asking price  
**£170,000**



**This well presented one bedroom first floor flat is situated just a few moments walk from Grays town centre. Features include an open plan lounge and fitted kitchen, double bedroom, stylish bathroom and allocated parking.**



- Gas central heating
- Double glazing
- Lounge 12'3 x 11'2
- Fitted kitchen 8'10 x 6'5
- Bedroom 14'3 x 8'6
- Stylish bathroom
- Allocated parking space in underground car park



## ENTRANCE

Door leads to:

## ENTRANCE HALL

Smooth plastered ceiling, entry phone, large built-in storage cupboard housing space and plumbing for washing machine, radiator, power points, fitted carpet.

## LOUNGE

12'3 x 11'2 (3.73m x 3.40m)

Double glazed French doors with Juliette balcony to front, smooth plastered ceiling, radiator, power points, fitted carpet. Open plan to:

## FITTED KITCHEN

8'10 x 6'5 (2.69m x 1.96m)

Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer, radiator, power points, tiled floor.

## BEDROOM

14'3 x 8'6 (4.34m x 2.59m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, fitted carpet.

## BATHROOM

Smooth plastered ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, tiling to bath area, radiator, tiled floor.

## EXTERIOR

One allocated parking space.

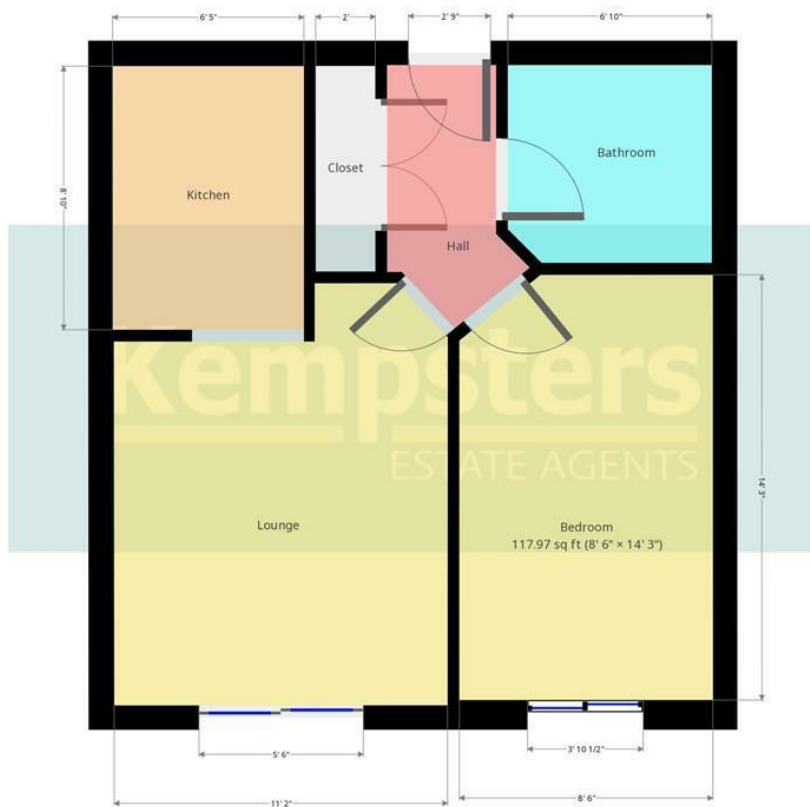
## LEASE DETAILS AND SERVICE CHARGES

Approximately 89 years remaining on lease

Ground rent: £200 per annum

Service charges: Approximately £118 per calendar month





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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...

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No appliances or main services have been checked.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>45-49 <b>F</b></p> <p>39-44 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>92-100 <b>A</b></p> <p>81-91 <b>B</b></p> <p>69-80 <b>C</b></p> <p>55-68 <b>D</b></p> <p>49-54 <b>E</b></p> <p>45-49 <b>F</b></p> <p>39-44 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	