



Guide price £190,000-£195,000.
This lovely one bedroom ground floor flat is situated within easy walking distance of Grays town centre. Features include a spacious lounge/fitted kitchen with Juliette balcony, double bedroom, stylish bathroom plus allocated and visitor parking. 360 VIRTUAL TOUR AVAILABLE.



- Electric heating
- Double glazing
- Lounge/fitted kitchen 18'9 x 12'2
- Bedroom 15'8 x 13'7>6'3
- Stylish bathroom
- Allocated parking space
- Ample visitor parking
- Convenient location

ENTRANCE HALL

Smooth plastered ceiling, entry phone, built-in airing cupboard housing space for washing machine, built-in storage cupboard, wall mounted electric heater, power points, luxury vinyl flooring.

LOUNGE/KITCHEN

18'9 x 12'2 (5.49m'2.74m x 3.66m'0.61m)

Double glazed window to side, double glazed patio doors with Juliette balcony and double glazed side windows to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor, dishwasher and fridge/freezer, two wall mounted electric heaters, power points, luxury vinyl flooring.

BEDROOM

15'8 x 13'7 reducing to 6'3 (4.57m'2.44m x 3.96m'2.13m reducing to 1.83m'0.91m)

Two double glazed windows to side, smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window to front, smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, heated towel rail, tiling to bath area, luxury vinyl flooring.

EXTERIOR

Allocated parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES

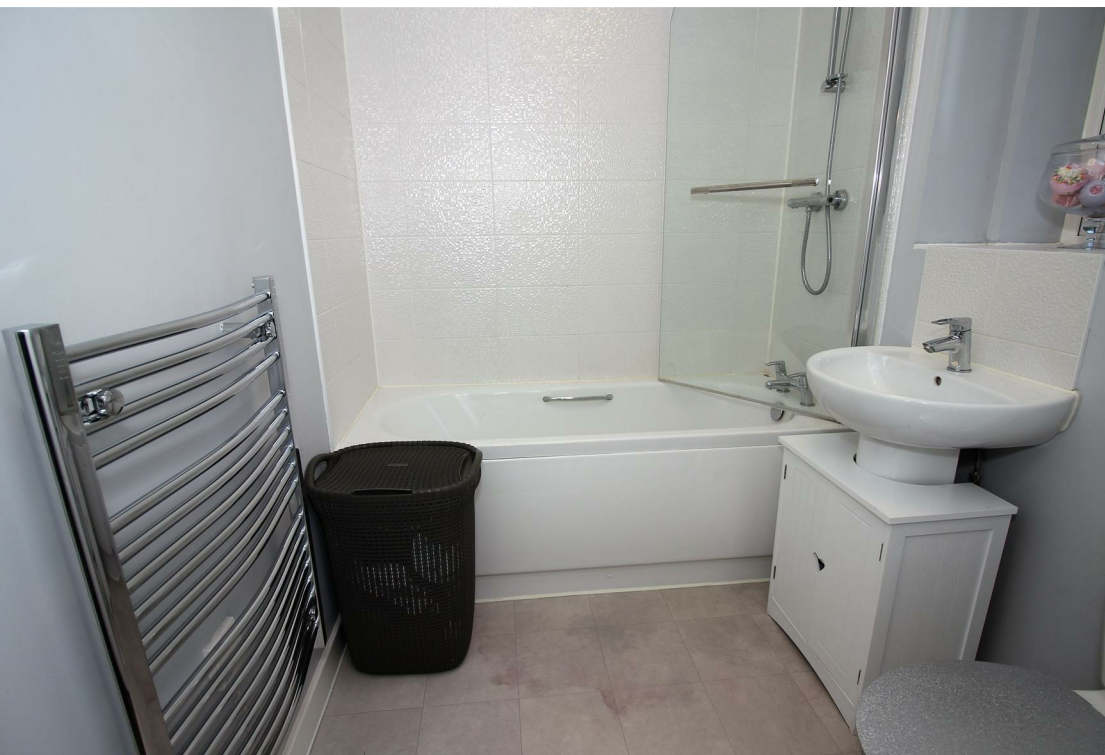
Approximately 123 years remaining on lease.

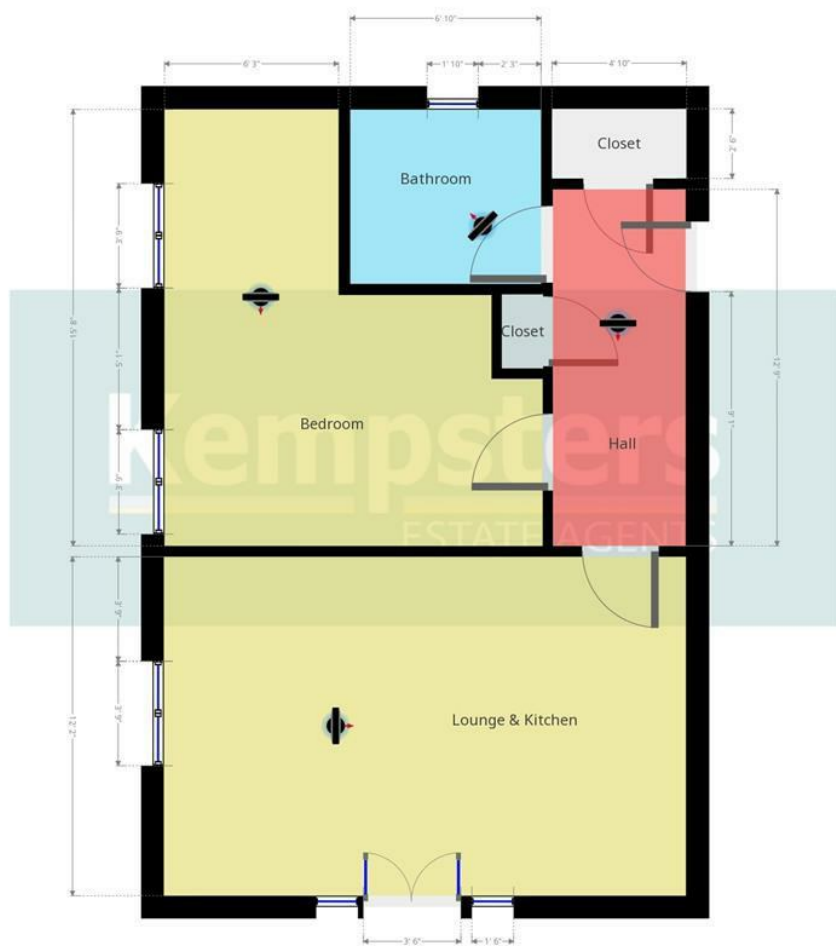
Service charges: £994.70 per year

Ground rent: £150 per year









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 ...

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy.
Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown.
No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			81-90 B		
81-91 B	82	82	71-80 C	84	84
71-80 C			61-70 D		
61-70 D			51-60 E		
51-60 E			41-50 F		
41-50 F			31-40 G		
31-40 F			21-30 F		
21-30 F			11-20 G		
11-20 G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	