



Kempsters
ESTATE AGENTS

53 San Marcos Drive
Chafford Hundred Grays RM16 6LU

2 1 1

Guide price
£185,000

For Sale by Public Auction. Wilsons Auctions Newport on the 14th September at 7.30pm. The property is being offered To Auction by Wilsons Auctions. This is to reflect a transparent process and obtain the best possible price. Legal packs are available and we advise all interested parties to request this information as part of their due diligence.

This well presented two double bedroom ground floor flat is situated within walking distance of Chafford Hundred station and Lakeside Shopping Centre. Features include gas central heating, double glazing, open plan lounge/fitted kitchen, stylish bathroom, well tended communal gardens plus allocated and visitor parking. CALL US NOW ON 01375 394732 to arrange a viewing. 360 degree VIRTUAL TOUR AVAILABLE.



- SALE BY AUCTION 14th September at 7.30pm
- Double glazing
- Open plan lounge/fitted kitchen 21'1 x 13'5>9'8
- Bedroom one 11'10 x 10'4
- Bedroom two 10'6 x 10'4
- Stylish bathroom
- Well tended communal gardens
- Allocated and visitor parking
- Gas central heating

ENTRANCE HALL

Doors to all rooms.

OPEN PLAN LOUNGE/KITCHEN

21'1 x 13'5 reducing to 9'8 (6.43m x 4.09m reducing to 2.95m)

Double glazed bay window to front, coved and smooth plastered ceiling, range of base and eye level units with white work surfaces, inset single bowl sink unit, integrated oven, hob and extractor, space for washing machine and fridge/freezer, radiator, power points, laminate floor to lounge area, tiled floor to kitchen area.

BEDROOM ONE

11'10 x 10'4 (3.61m x 3.15m)

Double glazed window to rear, coved and smooth plastered ceiling, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

BEDROOM TWO

10'6 x 10'4 (3.20m x 3.15m)

Double glazed window to rear, coved and smooth plastered ceiling with inset spotlights, radiator, power points, fitted carpet.

BATHROOM

Suite comprising bath, wash hand basin and low flush wc, tiled walls, tiled floor.

EXTERIOR

Well tended communal gardens. Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Service £471.92 paid every 6 months









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 ...

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	73 78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
35-47 A			
27-34 B			
22-26 C			
17-21 D			
12-16 E			
7-11 F			
1-6 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	75 80