



Kempsters
ESTATE AGENTS

10 Wharf Road South
Grays RM17 6SZ

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Asking price
£210,000

This well presented two bedroom first floor flat is situated in a great location close to the water front and within easy walking distance of Grays town centre. Features include a spacious lounge/diner, fitted kitchen, stylish bathroom, allocated and visitor parking plus long lease. 360 VIRTUAL TOUR AVAILABLE



- Lounge/diner 20'5 x 10' > 8'7
- Fitted kitchen 7'3 x 6'11
- Bedroom one 11'8 x 8'3
- Bedroom two 11'9 x 5'6
- Stylish bathroom
- Allocated and visitor parking
- Long lease

ENTRANCE HALL

Textured ceiling, entry phone, built-in storage cupboard, built-in airing cupboard, storage heater, power points, laminate floor.

LOUNGE/DINER

20'5 x 10' reducing to 8'7 (6.22m x 3.05m reducing to 2.62m)

Double glazed square bay window to front, double glazed window to side, textured ceiling, power points, laminate floor. Archway to:

KITCHEN

7'3 x 6'11 (2.21m x 2.11m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, partly tiled walls, power points, vinyl floor covering.

BEDROOM ONE

11'8 x 8'3 (3.56m x 2.51m)

Double glazed window to front, textured ceiling, power points, fitted carpet.

BEDROOM TWO

11'9 x 5'6 (3.58m x 1.68m)

Double glazed window to front, textured ceiling, power points, fitted carpet.

BATHROOM

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, tiling to bath area, shaver point, tiled floor.

EXTERIOR

Communal gardens plus allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 977 years remaining on lease

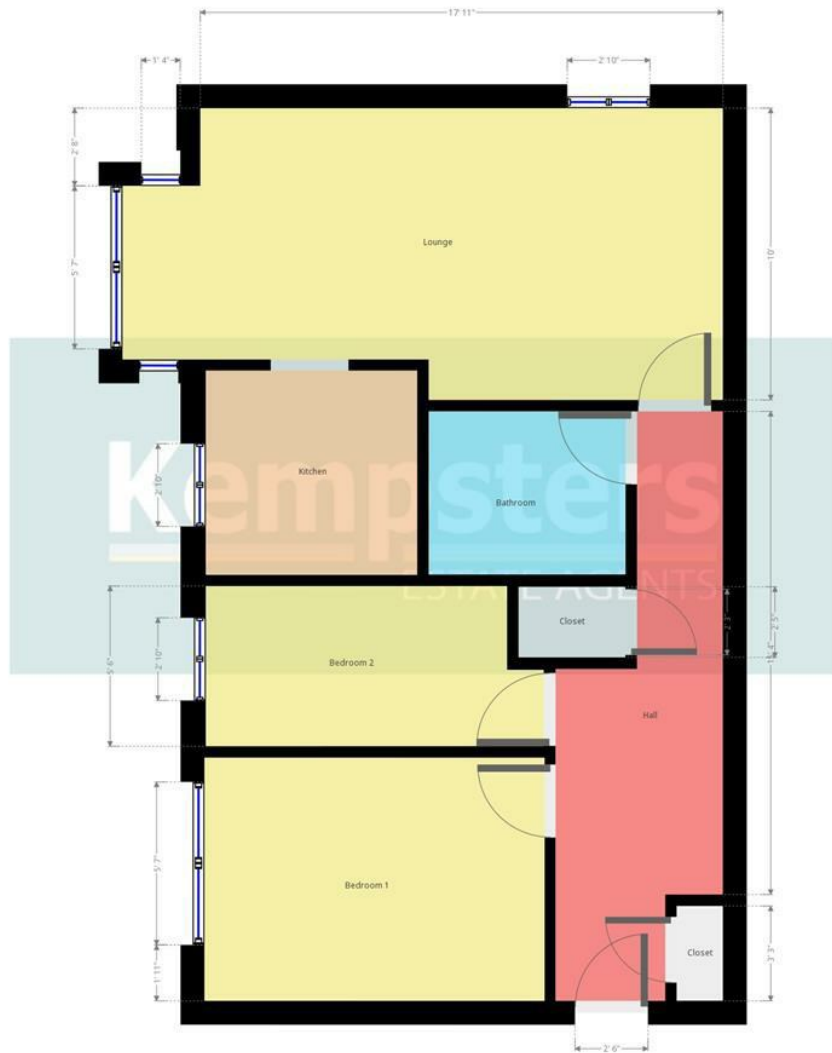
Ground rent: £300 per year

Service charges: £117 per calendar month









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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No appliances or main services have been checked.

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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			69-80 C		
69-80 C			58-68 D		
58-68 D			47-57 E		
47-57 E			35-46 F		
35-46 F			23-34 G		
23-34 G			11-22 G		
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	