



**Kempsters**  
ESTATE AGENTS

22 Armada Court  
Chafford Hundred Grays RM16 6QU

2 1 1

Asking price  
**£190,000**



**This spacious two bedroom ground floor flat is situated within walking distance of Grays town centre and is offered with no onward chain. Features include a large lounge/diner, fitted kitchen, bedroom one with dressing area, bathroom plus ample parking. 360 VIRTUAL TOUR AVAILABLE**



- Electric heating
- Double glazing
- Lounge/diner 20'11 into window bay x 10'4
- Fitted kitchen 8'2 x 7'6
- Bedroom one with dressing area 11'1 x 8'5
- Bedroom two 11'0 x 5'9
- Bathroom 7'10 x 6'9
- Communal gardens
- Ample parking
- No onward chain



## ENTRANCE HALL

Textured ceiling, entry phone, fitted carpet.

## LOUNGE/DINER

20'11 into window bay x 10'4 (6.38m into window bay x 3.15m)

Double glazed square bay window to front, textured ceiling, storage heater, power points, fitted carpet.

## KITCHEN

8'2 x 7'6 (2.49m x 2.29m)

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 and washing machine, partly tiled walls, power points.

## BEDROOM ONE

11'1 x 8'5 (3.38m x 2.57m)

Double glazed window to front, textured ceiling, recessed area with fitted wardrobe and wash hand basin, power points, fitted carpet.

## BEDROOM TWO

11'0 x 5'9 (3.35m x 1.75m)

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

## BATHROOM

7'10 x 6'9 (2.39m x 2.06m)

Opaque double glazed window to side, textured ceiling, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, built-in airing cupboard.

## EXTERIOR

Communal gardens, ample parking.

## LEASE DETAILS AND SERVICE CHARGES

Approximately 95 Years remaining on lease. Ground rent and service charge is £86.04 per month



