



Kempsters
ESTATE AGENTS

33 Galleon Road
Chafford Hundred Grays RM16 6AQ

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Asking price
£225,000

This lovely 2 bed 2nd floor flat is situated in a great location just a short walk from Chafford Hundred station and Lakeside Centre. Features include a spacious and bright lounge/diner, fitted kitchen, good size bedrooms, stylish bathroom, loft storage space plus two allocated parking spaces. 360 VIRTUAL TOUR AVAILABLE.



- Gas central heating
- Double glazing
- Lounge 20'9 x 11'4
- Fitted kitchen 11'3 x 7'2
- Bedroom one 12'9 x 11'3 plus door recess
- Bedroom two 10'11 x 9'6
- Stylish bathroom
- Car port, allocated parking space plus visitor parking
- Loft storage space
- Long lease

ENTRANCE HALL

Coved and smooth plastered ceiling, entry phone, built-in airing cupboard, radiator, power points, fitted carpet.

LOUNGE/DINER

20'9 x 11'4 (6.32m x 3.45m)

Double glazed windows to front and side, coved and smooth plastered ceiling, two radiators, power points, fitted carpet.

KITCHEN

11'3 x 7'2 (3.43m x 2.18m)

Double glazed window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for fridge /freezer and washing machine, wall mounted gas central heating boiler, partly tiled walls, radiator, power points, tiled floor.

BEDROOM ONE

12'9 x 11'3 plus door recess (3.89m x 3.43m plus door recess)

Double glazed window to front, coved and smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

BEDROOM TWO

10'11 x 9'6 (3.33m x 2.90m)

Double glazed window to rear, coved and smooth plastered ceiling, access to loft space, radiator, power points, fitted carpet.

BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiled walls, heated towel rail, fitted carpet.

EXTERIOR

Communal garden areas, car port, allocated parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES



Approximately 130 years remaining on lease
Service charges: £74 per month
Ground rent:£125 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 ...

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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		
100-91kWh/m ² A			100-91kWh/m ² A		
91-81kWh/m ² B			81-61kWh/m ² B		
81-61kWh/m ² C			61-41kWh/m ² C		
61-41kWh/m ² D			41-21kWh/m ² D		
41-21kWh/m ² E			21-11kWh/m ² E		
21-11kWh/m ² F			11-1kWh/m ² F		
1-1kWh/m ² G			1-1kWh/m ² 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	