



Kempsters
ESTATE AGENTS

4 Pagette Way
Badgers Dene Grays RM17 5HS

1 1 1

Offers in excess of
£170,000

This well presented one bedroomed first floor flat is situated in a great location within easy walking distance of Grays town centre and is offered with no onward chain. Features include electric heating, double glazing, fitted kitchen, stylish bathroom, allocated parking space plus long lease.



- Electric Heating
- Double Glazing
- Lounge 12'7 x 12'4
- Fitted Kitchen 13'1 x 6'
- Bedroom 10'3<13'2 x 8'6
- Stylish Bathroom
- Allocated Parking Space
- No Onward Chain
- 960 Years Plus Remaining On Lease

ENTRANCE HALL

Textured ceiling, access to loft space, fitted airing cupboard, fitted carpet.

LOUNGE

12'7 x 12'4 (3.84m x 3.76m)

Two double glazed windows to front, textured ceiling, storage heater, power points, fitted carpet.

KITCHEN

13'1 x 6' (3.99m x 1.83m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, matching breakfast bar, inset single drainer sink unit, integrated oven, hob and extractor, space for washing machine and fridge/freezer, part tiling to two walls, power points, laminate floor.

BEDROOM

10'3<13'2 x 8'6 (3.12m<4.01m x 2.59m)

Double glazed window rear, textured ceiling, storage heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, textured ceiling, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiling to bath area, vinyl flooring.

EXTERIOR

Allocated parking space.

LEASE DETAILS

In excess of 960 years remaining on lease.

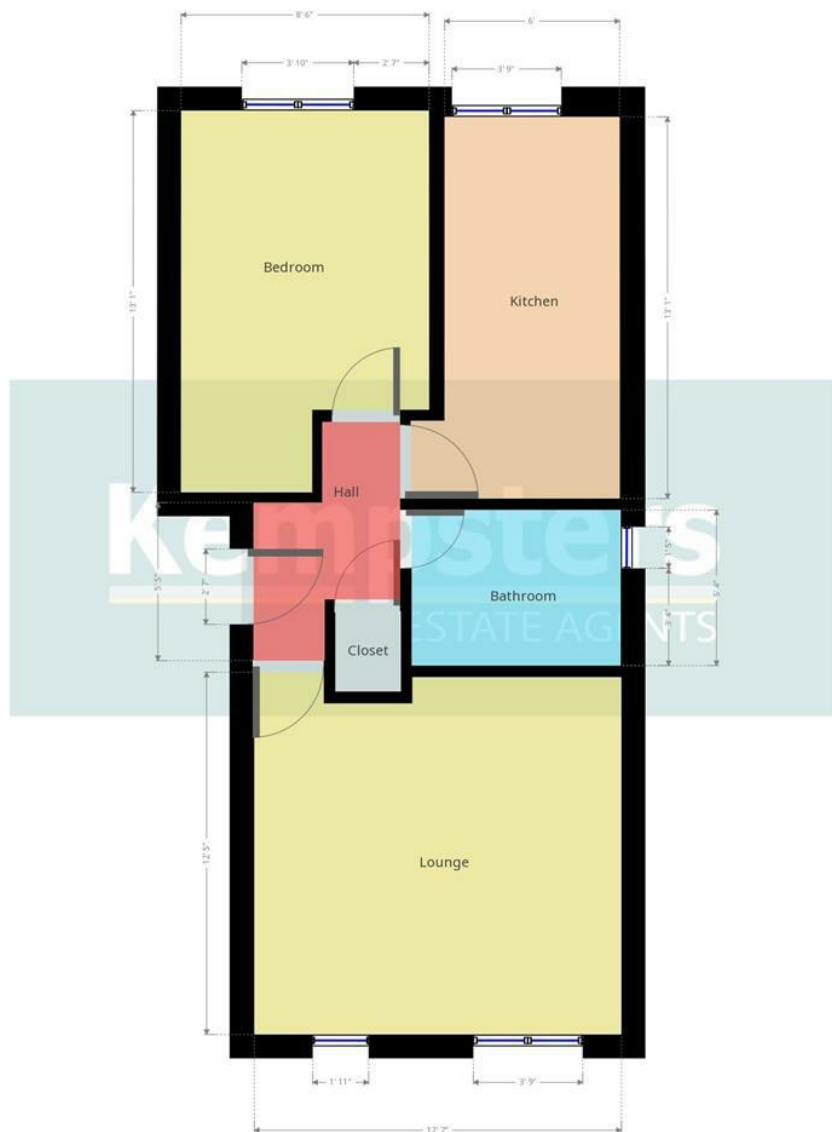
No service charges

Peppercorn ground rent









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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			85-90 A		
81-91 B			75-84 B		
69-80 C			65-74 C		
55-68 D			55-64 D		
49-54 E			45-54 E		
41-48 F			35-44 F		
31-40 G			25-34 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	