



Kempsters
ESTATE AGENTS

91 St. Leonards Close
Grays RM17 6GT

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Asking price
£169,500

This well presented one bedroomed second floor apartment is situated in a great waterfront location which is within easy walking distance of Grays town centre. Features include a bright and spacious lounge/diner with partial river views to the side, fitted kitchen with appliances, stylish bathroom, well tended communal gardens, allocated and visitor parking plus no onward chain.



- Electric Heating
- Double Glazing
- Bright Lounge/Diner 20'5 x 10th With Partial River Views
- Fitted Kitchen 7'11 x 7'
- Bedroom 9'5 x 8'9
- Bathroom
- Well Tended Communal Gardens On The Waterfront
- Allocated And Visitor Parking
- No Onward Chain

ENTRANCE HALL

Textured ceiling, access to loft space, built-in storage cupboard, built-in airing cupboard, entry phone, storage heater, power point, fitted carpet.

LOUNGE/DINER

20'5 x 10' (6.10m'1.52m x 3.05m')

Double glazed window to side, double glazed square bay window to front offering partial river views, coved and textured ceiling, storage heater, power points, fitted carpet. Archway to:

KITCHEN

7'11 x 7' (2.13m'3.35m x 2.13m')

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, extractor and fridge/freezer, space for washing machine, partly tiled walls, power points, vinyl flooring.

BEDROOM

9'5 x 8'9 (2.74m'1.52m x 2.44m'2.74m)

Double glazed window to front, textured ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, wall mounted electric heater, vinyl flooring.

EXTERIOR

Well tended communal gardens on the waterfront. Allocated and ample visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 978 years remaining on lease. Service charge of 993.74 per annum and ground rent of 239.34 per annum. Council Tax Band B £104.59 per 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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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

