



Kempsters
ESTATE AGENTS

67 Albany Heights Hogg Lane
Grays RM17 5XN



Asking price
£170,000

This well presented one bedroom flat is situated just a few moments walk from Grays town centre. The property is on the third floor accessed by a lift and features include an open plan lounge and fitted kitchen, double bedroom, stylish bathroom and allocated parking.



- Gas Central Heating
- Double Glazing
- Open Plan Lounge/Kitchen 17' x 13'9">11'
- Bedroom 12'1 x 10'1
- Stylish Bathroom
- Allocated Parking Space
- Great Location Just A Short Stroll From Grays Town Centre

ENTRANCE HALL

Smooth plastered ceiling, entry phone, large built-in storage cupboard housing space for washing machine and further appliance space, radiator, power points, laminate floor.

LOUNGE/KITCHEN

17' x 13'9 reducing to 11' (5.18m' x 3.96m'2.74m reducing to 3.35m')

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 canopy with extractor, space for fridge/freezer, radiator, power points, laminate floor to lounge area, tiled floor to kitchen area.

BEDROOM

12'1 x 10'1 (3.66m'0.30m x 3.05m'0.30m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, radiator, tiling to bath area, shaver point, tiled floor.

EXTERIOR

LEASE DETAILS AND SERVICE CHARGES

Approximately 111 years remaining on lease

Ground Rent: £200 per year

Service Charges: £125 per month

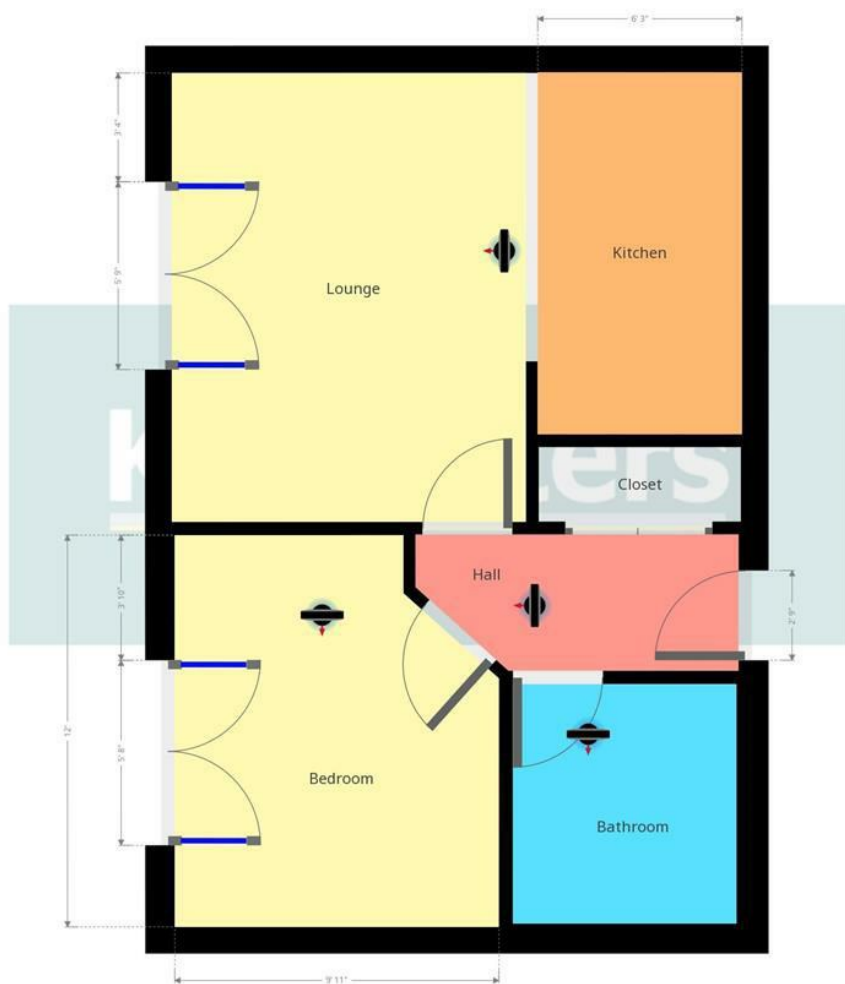
















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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs (92 plus) A (91-91) B (90-90) C (89-89) D (88-88) E (87-87) F (86-86) G |  | 78 | 78 |
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| Not energy efficient - higher running costs (75-75) G | | | |
| England & Wales | | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|---|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A (91-91) B (90-90) C (89-89) D (88-88) E (87-87) F (86-86) G |  | 81 | 81 |
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| Not environmentally friendly - higher CO ₂ emissions (75-75) G | | | |
| England & Wales | | EU Directive 2002/91/EC |  |