



Kempsters
ESTATE AGENTS

32 Rawlyn Close
Chafford Hundred Grays RM16 6BS



Asking price
£225,000

This two bedroomed first floor flat is situated in a great location just a few minutes walk from Chafford Hundred station. Features include a bright lounge with Juliette balcony, fitted kitchen, stylish bathroom, plus allocated and visitor parking.



- Electric Heating
- Double Glazing
- Lounge 14'11 x 10'6
- Fitted Kitchen 12'3 x 5'10
- Bedroom One 11'2 x 8'8
- Bedroom Two 11'2 x 6'10
- Bathroom
- Allocated And Visitor Parking

ENTRANCE HALL

Coved and textured ceiling, entry phone, two large built-in storage cupboards, storage heater,

LOUNGE

14'11 x 10'6 (4.27m'3.35m x 3.05m'1.83m)

Double glazed French doors with matching side windows and Juliette balcony to front, coved and textured ceiling, storage heater, power points, laminate floor.

KITCHEN

12'3 x 5'10 (3.66m'0.91m x 1.52m'3.05m)

Double glazed window to rear, textured ceiling, range of base and eye level units with rolled edge work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for fridge/freezer and washing machine, extractor fan, partly tiled walls, power points, laminate floor.

BEDROOM ONE

11'2 x 8'8 (3.35m'0.61m x 2.44m'2.44m)

Double glazed window to front, coved and textured ceiling, fitted double wardrobe, wall mounted electric heater, power points, laminate floor.

BEDROOM TWO

11'2 x 6'10 (3.35m'0.61m x 1.83m'3.05m)

Double glazed window to front, coved and textured ceiling, wall mounted electric heater, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, extractor fan, wall mounted electric heater, tiling to bath area, laminate floor.

EXTERIOR

Allocated parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approx 105 years remaining on lease



Ground Rent: £150 per year
Service Charges: Approx £122 per month











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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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