



**Kempsters**  
ESTATE AGENTS

50 Kingfisher Heights Hogg Lane  
Grays RM17 5QQ

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Asking price  
**£215,000**



**This outstanding two double bedroomed first floor apartment is situated in a popular gated complex close to Grays town centre and c2c rail station. Features include a bright lounge leading to a lovely fitted kitchen, en suite to bedroom one, stylish bathroom plus allocated and visitor parking.**



- Electric Heating
- Double Glazing
- Lounge 16'8 x 11'4
- Lovely Fitted Kitchen 7'10 x 7'8
- Bedroom One 15'11 x 9'9 With En Suite
- Bedroom Two 17'8 x 8'6
- Stylish Bathroom
- Communal Gardens
- Allocated Parking Space Plus Visitor Parking
- Secure Gated Complex

### ENTRANCE HALL

Smooth plastered ceiling, entry phone, built-in airing cupboard, built-in storage cupboard, power points, laminate floor.

### LOUNGE

16'8 x 11'4 (5.08m x 3.45m)

Double glazed window to front, smooth plastered ceiling, storage heater, power points, laminate floor. Open plan to:

### KITCHEN

7'10 x 7'8 (2.39m x 2.34m)

Smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for fridge/freezer and washing machine, partly tiled walls, power points, laminate floor.

### BEDROOM ONE

15'11 x 9'9 (4.85m x 2.97m)

Double glazed window to rear, smooth plastered ceiling, storage heater, power points, fitted carpet.

### EN SUITE

Smooth plastered ceiling, extractor fan, suite comprising shower cubicle, wash hand basin and low flush toilet, tiling to two walls, tiled floor.

### BEDROOM TWO

17'8 x 8'6 (5.38m x 2.59m)

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

### BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush toilet, full tiling to bath area, further wall partly tiled, tiled floor.

### EXTERIOR

Communal garden areas, communal bike shed, allocated parking space plus visitor parking.

### LEASE DETAILS AND SERVICE CHARGES



Approximately 83 years remaining on lease  
Ground Rent: £200 per year  
Service Charges: £960 per year

N.B. We have been informed that another resident on the development increased their lease to 99 years at a cost of £3,700.





























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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(43-54) <b>E</b>			(29-38) <b>E</b>		
(31-42) <b>F</b>			(17-28) <b>F</b>		
(1-30) <b>G</b>			(1-16) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		