







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.

























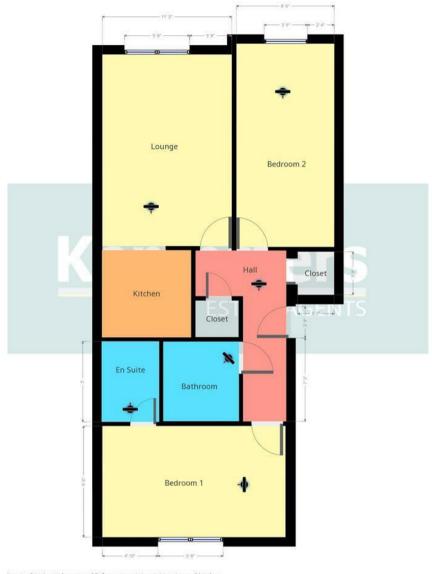












Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shows. This plan is for illustrative purposes only and whilst every lettings has been made to ensure the accuracy of the floorplan shows, all measurements, positioning, flutures, fittings and any other data shown are an approximate.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

