



Kempsters
ESTATE AGENTS

13 Josling Close
Grays RM17 6ND

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Asking price
£209,500

This two bedroomed ground floor flat is situated in a great waterfront location within a few minutes walk of Grays Town Centre. Features include a bright lounge, fitted kitchen with new oven, stylish bathroom, well tended communal gardens, allocated and visitor parking plus no onward chain.



- Lounge 17'4 x 15'0 < 9'10
- Fitted Kitchen 7'10 x 6'11
- Bedroom One 13'1 x 8'6
- Bedroom Two 11'11 x 8'4
- Stylish Bathroom 6'11 x 5'4
- Well Tended Communal Gardens Overlooking The Waterfront
- Allocated And Visitor Parking
- No Onward Chain
- Long Lease

ENTRANCE HALL

Textured ceiling, entry phone, two built-in storage cupboards, laminate floor.

LOUNGE

17'4 x 15'0 < 9'10 (5.28m x 4.57m < 3.00m)

Two double glazed windows, coved and textured ceiling, two wall mounted electric heaters, power points, laminate floor.

KITCHEN

7'10 x 6'11 (2.39m x 2.11m)

Double glazed window, textured 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.

BEDROOM ONE

13'1 x 8'6 (3.99m x 2.59m)

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

BEDROOM TWO

11'11 x 8'4 (3.63m x 2.54m)

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

BATHROOM

6'11 x 5'4 (2.11m x 1.63m)

Textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, partly tiled walls.

EXTERIOR

Well tended communal gardens. Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

976 years remaining on lease.

Service charge approx. £1430 per annum.

Ground rent approx. £330 per annum.

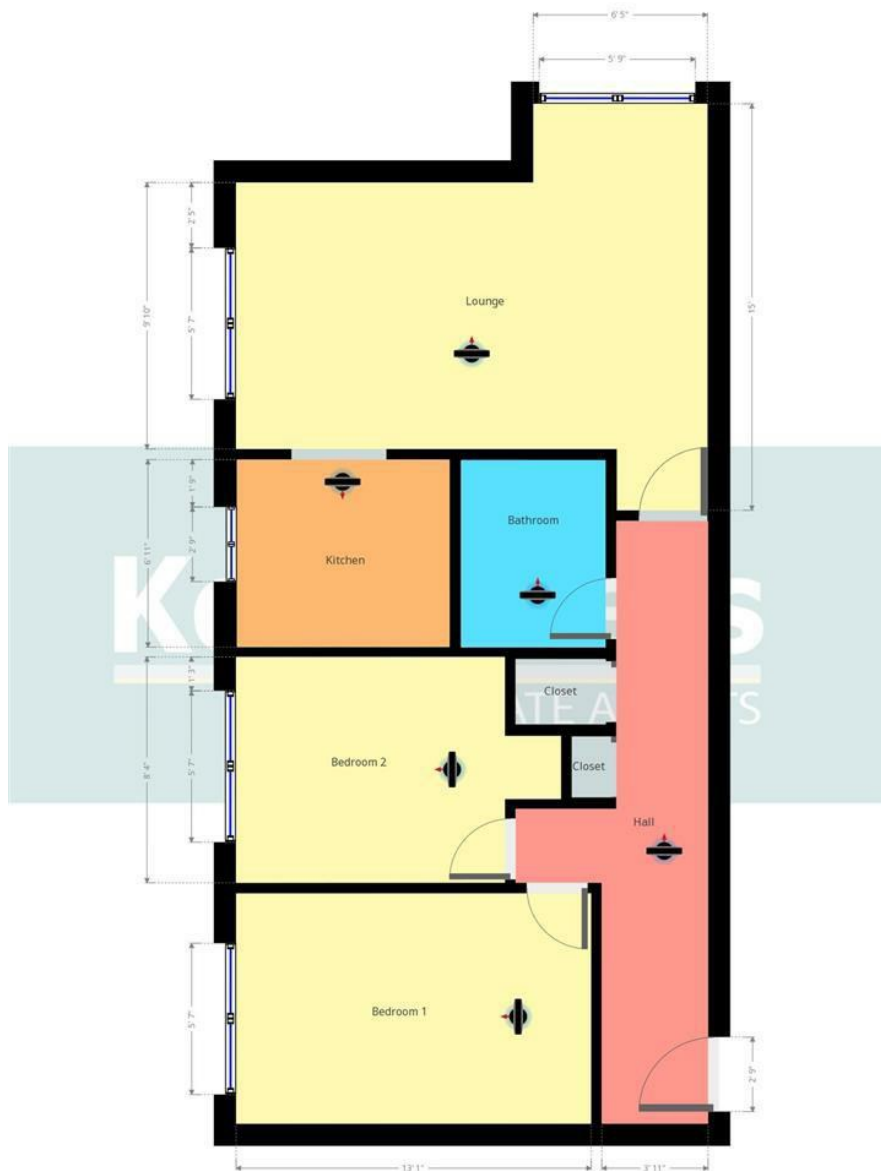












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