



Kempsters
ESTATE AGENTS

46 Timber Court
Grays RM17 6PW

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Offers in excess of
£215,000

HOME WITH A VIEW! This lovely two bedroomed second floor apartment enjoys far reaching views over the River Thames and lies just a few minutes walk from Grays town centre and C2C station. Features include a spacious lounge/diner with lots of natural light, open plan fitted kitchen, allocated parking space, well tended communal garden, a long lease and good links to A13/M25 and Lakeside Shopping Centre.



- STUNNING VIEWS
- Lounge/Diner 20'6 x 10'2
- Fitted Kitchen 9'7 x 7'7
- Bedroom One 12'7 x 9'7
- Bedroom Two 9'4 x 6'6
- Bathroom
- Allocated Parking Space
- Well Tended Communal Gardens
- Good links to A13/M25 and Lakeside Shopping Centre
- HIGHLY RECOMMENDED!



ENTRANCE HALL

Textured ceiling, entry phone, built-in airing cupboard, wall mounted electric heater, power points, laminate floor.

LOUNGE/DINER

20'6 x 10'2 (6.10m'1.83m x 3.05m'0.61m)

Double glazed window and double glazed patio doors with Juliette balcony overlooking the River Thames, textured ceiling, wall mounted electric heater, power points, laminate floor.

KITCHEN

9'7 x 7'7 (2.74m'2.13m x 2.13m'2.13m)

Open plan from lounge allowing plenty of light, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single bowl sink unit, integrated oven, hob, canopy with extractor, fridge/freezer and washing machine, plinth heater, partly tiled walls, power points, vinyl flooring.

BEDROOM ONE

12'7 x 9'7 (3.66m'2.13m x 2.74m'2.13m)

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

BEDROOM TWO

9'4 x 6'6 (2.74m'1.22m x 1.83m'1.83m)

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

BATHROOM

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, shaver point, wall mounted electric heater.

EXTERIOR

Well tended communal gardens, allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approximately 979 years remaining on lease

Ground rent/Service charges: £136.77 per month including water rates and building Insurance.





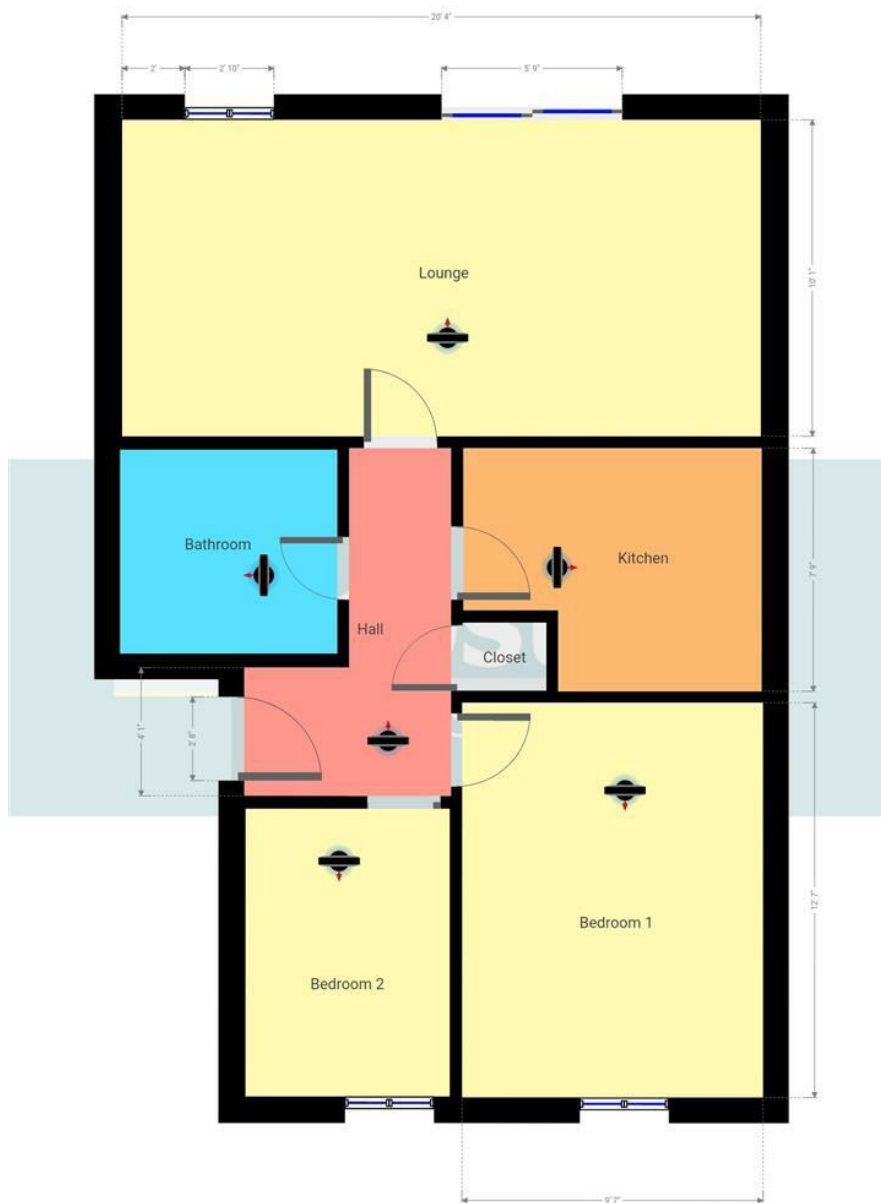












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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (23-28) F (1-22) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (40-60) C (35-40) D (29-34) E (23-28) F (1-22) G Not environmentally friendly - higher CO ₂ emissions	
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England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	