



Kempsters
ESTATE AGENTS

Priestley Court Palmers Drive
Grays RM17 5RX

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Asking price
£175,000

Situated in a much sought after warden controlled retirement complex is this one bedroom first floor flat. Features include a bright lounge, fitted kitchen, double bedroom, shower room, stair lift from communal hallway, residents lounge, well tended communal gardens plus residents parking.



- Double Glazing
- Stair lift in Communal Hallway
- Lounge 15'2 x 9'6
- Kitchen 9'7 x 6'6
- Bedroom 12'8 x 9'3
- Shower Room 6'11 x 6'6
- Communal Garden
- Communal Parking
- Warden Controlled Complex

ENTRANCE HALL

Textured ceiling, access to loft space, fitted carpet.

LOUNGE

15'2 x 9'6 (4.62m x 2.90m)

Double glazed square bay window to front, coved and textured ceiling, storage heater, power points, fitted carpet.

KITCHEN

9'7 x 6'6 (2.92m x 1.98m)

Double glazed window to front, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for fridge/freezer and washing machine, two built-in cupboards, partly tiled walls, power points, laminate floor.

BEDROOM

12'8 x 9'3 (3.86m x 2.82m)

Double glazed square bay window to rear, textured ceiling, storage heater, power points, fitted carpet.

SHOWER ROOM

6'11 x 6'6 (2.11m x 1.98m)

Textured ceiling, extractor fan, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush toilet, partly tiled walls, vinyl floor covering.

EXTERIOR

Well tended communal gardens, communal parking.

LEASE DETAILS AND SERVICE CHARGES

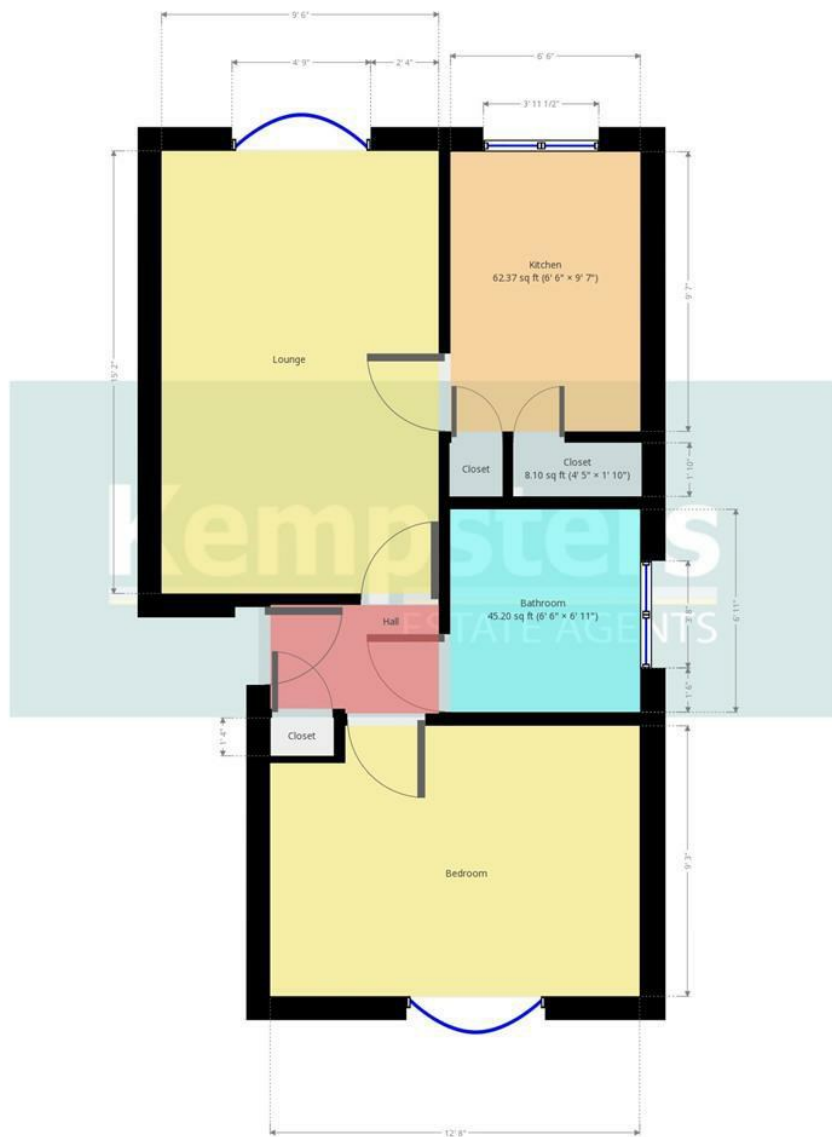
Approx 65 years remaining on lease

Service charges: Approx £150 per calendar month









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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82-91 A			82-91 A		
71-81 B			69-81 B		
55-70 C			55-70 C		
41-54 D			41-54 D		
29-40 E			29-40 E		
13-28 F			13-28 F		
1-12 G			1-12 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	