



This two bedroomed ground floor flat is situated within ten minutes walk of Grays town centre and is offered with no onward chain. Features include a bright lounge, fitted kitchen, electric heating, communal gardens and parking space plus visitor parking.



Kempsters
ESTATE AGENTS

- Electric Heating
- Mostly Double Glazed
- Lounge 15' x 11'4
- Fitted Kitchen With Integrated Appliances
- Bedroom One 12'8 x 9'2
- Bedroom Two 8'10 x 6'10
- Bathroom
- Communal Garden
- Ample Parking
- Approx 64 Year Lease

ENTRANCE HALL

Entry phone, power point, built-in airing cupboard, fitted carpet.

LOUNGE

15' x 11'4 (4.57m x 3.45m)

Double glazed window overlooking the communal garden, textured ceiling, wall mounted electric heater, power points, fitted carpet.

KITCHEN

8'7 x 8'6 (2.62m x 2.59m)

Window overlooking the communal garden, coved ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob, canopy with extractor, fridge/freezer and washing machine, built-in larder cupboard, partly tiled walls, power points, tiled floor.

BEDROOM ONE

12'8 x 9'2 (3.86m x 2.79m)

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

BEDROOM TWO

8'10 x 6'10 (2.69m x 2.08m)

Double glazed window to front, wall mounted electric heater, power points, vinyl tiled floor.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

Opaque glazed 'borrowed light' window, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, part tiling to bath area, fitted carpet.

EXTERIOR

Communal gardens and one parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 64 years remaining on lease

Service Charge is approx £100 per month

Ground rent is approx £140 per year.













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