



**Kempsters**  
ESTATE AGENTS

107 Sachfield Drive  
Chafford Hundred Grays RM16 6QW

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Asking price  
**£235,000**

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This spacious two double bed roomed ground floor apartment is situated in a convenient location within easy reach of Grays c2c train station, Lakeside Shopping Centre and A13/M25 road links. The property requires some internal modernisation and features include a bright lounge, large kitchen/diner, en suite to bedroom one, bathroom, allocated and visitor parking via electric gates, long lease and no onward chain.



- Gas Central Heating
- Double Glazing
- Lounge 13'2 x 13'
- Kitchen/Diner 17'8 x 9'1
- Bedroom One 13'5 x 9'7 With En Suite
- Bedroom Two 10'10 x 9'8
- Bathroom
- Allocated And Visitor Parking Accessed Via Electric Gates
- Long Lease
- No Onward Chain

### **ENTRANCE HALL**

Smooth plastered ceiling, entry phone, two built-in storage cupboards, radiator, power points, laminate floor.

### **LOUNGE**

13'2 x 13' (3.96m'0.61m x 3.96m')

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

### **KITCHEN/DINER**

17'8 x 9'1 (5.18m'2.44m x 2.74m'0.30m)

Two double glazed windows to front, smooth plastered ceiling with inset spotlights, base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, ample appliance spaces, concealed gas central heating boiler, partly tiling to three walls, radiator, power points, tiled floor.

### **BEDROOM ONE**

13'5 x 9'7 (3.96m'1.52m x 2.74m'2.13m)

Double glazed window to rear, smooth plastered ceiling, range of fitted wardrobes, radiator, power points, laminate floor.

### **EN SUITE**

Smooth plastered ceiling, extractor fan, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, radiator, carpet.

### **BEDROOM TWO**

10'10 x 9'8 (3.05m'3.05m x 2.74m'2.44m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

### **BATHROOM**

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath, pedestal wash hand basin and low flush toilet, radiator, part tiling to bath area, radiator, carpet.



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### **EXTERIOR**

Communal garden, allocated parking space plus visitor parking accessed via electric gates.

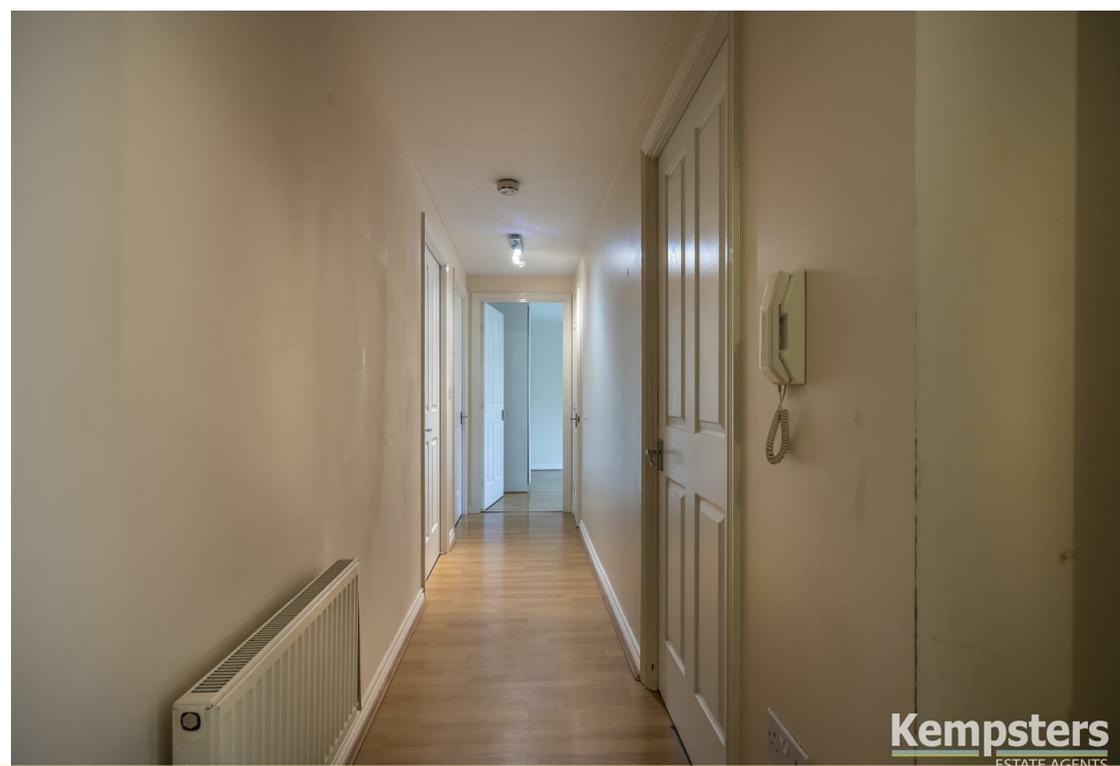
### **LEASE DETAILS AND SERVICE CHARGES**

Approximately 133 years remaining on lease

Ground Rent: £173 per year

Service Charges: Approximately £1,200 per year









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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs [93-100] <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions [82 plus] <b>A</b>
[81-92] <b>B</b>			[81-81] <b>B</b>
[69-80] <b>C</b>			[69-80] <b>C</b>
[55-68] <b>D</b>			[65-68] <b>D</b>
[39-54] <b>E</b>			[59-54] <b>E</b>
[21-38] <b>F</b>			[51-58] <b>F</b>
[1-20] <b>G</b>			[45] <b>G</b>
All energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC