



Kempsters
ESTATE AGENTS

50 Astley
Grays RM17 6UZ

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Offers in excess of
£250,000

This spacious two bedroomed second floor apartment offers far reaching views over the River Thames from two balconies and is offered with no onward chain. Features include a large lounge, fitted kitchen, en suite to bedroom one, stylish shower room, well tended communal gardens plus allocated and visitor parking.



- Views Over The River Thames From Two Balconies
- 5/10 Minute Walk To Grays Town Centre
- No Onward Chain
- Lounge 18' x 12'9
- Fitted Kitchen 9'5 x 8'4
- Bedroom One 14'5 x 10'1 With En Suite
- Bedroom Two 13'11 x 8'11
- Stylish Shower Room
- Well Tended Communal Gardens
- Allocated And Visitor Parking

ENTRANCE LOBBY

(This area is not part of flat and has a fire door which cannot be locked). Artex ceiling, painted walls, carpeted floor, storage area and main door leading into:-

LOUNGE

18' x 12'9 (5.49m x 3.89m)

Artex ceiling with coving, smooth painted walls, carpeted floor, electric heater, double glazed double doors leading to a large balcony with fantastic river views, door leading into inner hallway and another door leading into:-

KITCHEN

9'5 x 8'4 (2.87m x 2.54m)

Artex ceiling with coving, partially tiled walls with the rest smooth and painted, tiled floor, double glazed window to rear, built in microwave and separate oven, electric hob with extractor over, space for fridge freezer and space for washing machine.

BEDROOM ONE

14'5 x 10'11 (4.39m x 3.33m)

Artex ceiling with coving, smooth painted walls, carpeted floor, electric heater, double doors leading to large balcony which connects with the lounge, door leading into:-

EN SUITE

Recently fitted with smooth ceiling with inset lights, fully tiled walls and ceiling, walk in shower, low flush toilet, wash basin with cupboard under and towel rail and extractor.

BEDROOM TWO

13'11 x 8'11 (4.24m x 2.72m)

Artex ceiling with coving, smooth painted walls, carpeted floor, double glazed window to rear, electric heater.



SHOWER ROOM

Artex ceiling, fully tiled walls and floor, large walk in shower, wash basin with storage under, towel rail.

EXTERIOR

Allocated parking space, visitor parking, communal gardens on the river side.

LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

Approximately 94 years remaining on lease
Ground rent: £75 per annum

Service charges: £1825 per annum
Council Tax: Band B £1,349 per year

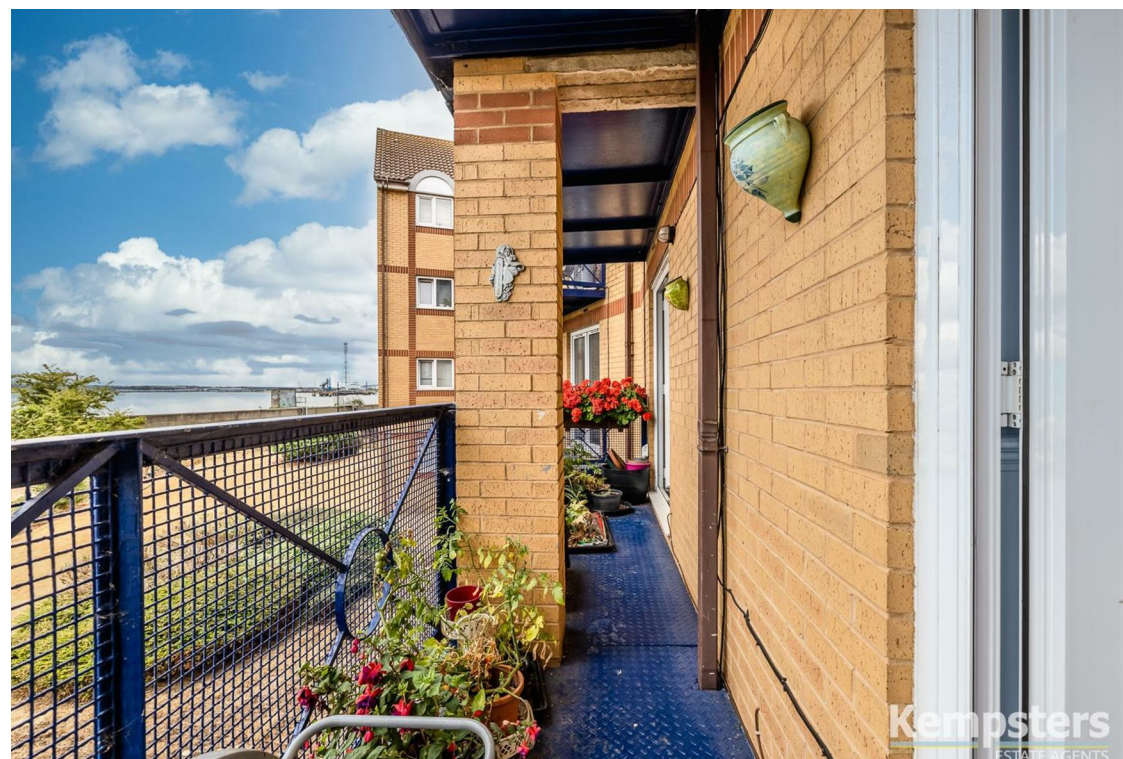
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A			(82 plus) A		
(61-81) B			(61-81) B		
(40-60) C			(40-60) C		
(29-39) D			(29-39) D		
(19-28) E			(19-28) E		
(9-18) F			(9-18) F		
(1-8) G			(1-8) 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	