



**This 1st floor 1 bedroom flat has been recently refurbished and benefits from a new kitchen, bathroom, new carpet throughout and freshly painted. It has a 67 year lease and is within walking distance to Grays C2C station with 35 minutes to London.**



## ENTRANCE HALL

6'7 x 3,9 (2.01m x 0.91m,2.74m)

Smooth ceiling and smooth painted walls, carpeted floor, entry phone and doors leading into:-

## LOUNGE

14'1 x 10'2 reducing to 9'4 (4.29m x 3.10m reducing to 2.84m)

Smooth ceiling with coving, smooth painted walls, carpeted floor, electric panel radiator and double glazed window to rear.

## KITCHEN

11'0 x 6'10 reducing to 5'10 (3.35m x 2.08m reducing to 1.78m)

Smooth ceiling, smooth painted walls with white tiled splashback, tiled floor, double glazed window to rear, a range of white gloss wall and base fitted units, stainless steel sink with mixer tap, new electric hob and extractor over. new electric oven and built in cupboard.

## BEDROOM

12'5 x 10'6 (3.78m x 3.20m)

Smooth ceiling with smooth painted walls, carpeted floor, electric panel radiator and two double glazed windows to front.

## BATHROOM

6'9 x 5'7 (2.06m x 1.70m)

Smooth ceiling with smooth painted walls, tiled walls around bath and basin, tiled floor, panel bath with thermostat controlled tap with shower fitting over, glass shower door, hand wash basin on pedestal, low flush toilet and extractor fan.

## EXTERIOR

Communal garden to rear.

## LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

Approximately 67 years remaining on lease

Council Tax Band B



**Kempsters**  
ESTATE AGENTS

Service charges - approx £2052 per annum

Ground Rent - approx £90 per annum



**Kempsters**  
ESTATE AGENTS





**Kempsters**  
ESTATE AGENTS



**Kempsters**  
ESTATE AGENTS



**Kempsters**  
ESTATE AGENTS



Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only. These plans are the property of Kempsters Estate Agents Ltd and must not be reproduced in any form without our permission.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy.

Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown.

No appliances or main services have been checked.

37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: [sales@kempsters.com](mailto:sales@kempsters.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	84	(92 plus) A	
(81-91) B	78	(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC