



Kempsters

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ESTATE AGENTS

83 Porter Close
Grays RM20 4AS

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Asking price
£130,000

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.



- 67 Year Lease
- Double Glazed Windows
- All Electric Heating
- Lounge 14'1 x 10'2 reducing to 9'4
- Bedroom 12'5 x 10'6
- New Bathroom 6'9 x 5'7
- New Carpet Throughout
- New Hob, Extractor and Oven



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



Service charges - approx £2052 per annum
Ground Rent - approx £90 per annum

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