



Kempsters

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ESTATE AGENTS

45 The Quays Dock Road
Tilbury Tilbury RM18 7BL

2 1 1

Asking price
£205,000

This recently constructed first floor flat has a view to the park below and consists of two double bedrooms, open plan lounge with modern kitchen and dining area at one end and, a stylish bathroom. LONG LEASE (approx 246 years) and close to the C2C railway station.



- LONG LEASE (approx 246 years)
- Views to the Park Below
- Open Plan Lounge & Modern Kitchen
- Bedroom One 12'11 x 9'1
- Bedroom Two 16'10 x 7'5
- Stylish Bathroom 6'6 x 5'7
- Secure Underground Parking
- Communal Garden
- Walking Distance to C2C Railway Station

ENTRANCE HALLWAY

Smooth painted ceiling and walls, carpeted floor, entry phone, smoke alarm, electric wall radiator and doors leading into:-

LOUNGE & KITCHEN

23'8 x 14'1 reducing to 10'9 (7.21m x 4.29m reducing to 3.28m)

This open plan living space has a smooth ceiling with inset spotlights and smooth painted walls, carpeted floor in lounge area and tiled around kitchen area, double French doors overlooking the park, electric wall radiator, a range of wall and base kitchen units with contrasting worktop, electric oven with electric hob and extractor over, stainless steel sink with mixer tap and spaces for large fridge freezer and washing machine,

BEDROOM 1

12'11 x 9'1 (3.94m x 2.77m)

Smooth ceiling and smooth painted walls, carpeted floor, electric wall radiator, double glazed window with view to the park

BEDROOM 2

16'10 x 7'5 (5.13m x 2.26m)

Smooth ceiling and smooth painted walls, carpeted floor, electric wall radiator, double glazed window with view to the park

BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

Smooth ceiling with extractor fan, partially tiled walls, tiled floor, panelled bath with shower attachment and glass door, hand wash basin on pedestal and low flush toilet.

EXTERIOR

Communal garden and underground parking with one allocated space.

LEASE, SERVICE, GROUND & COUNCIL TAX

Lease approx 246 years remaining



Service Charge £1200 per annum
Ground Rent £80 per annum
Council Tax: Band B

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (80-80) C (79-79) D (78-78) E (77-77) F (76-76) G		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) B (80-80) C (79-79) D (78-78) E (77-77) F (76-76) G	
Not energy efficient - higher running costs EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC	
England & Wales		England & Wales	