



This lovely one bedrooned ground floor flat is situated within walking distance of Grays town centre and is offered with no onward chain. Features include gas central heating, double glazing, spacious lounge/diner, fitted kitchen, stylish bathroom, communal gardens plus ample parking.



- Lounge 18'9 x 10'2
- Fitted Kitchen 12'10 x 6'3
- Bedroom 15'1 (into wardrobes) x 10'4
- Stylish Bathroom
- Communal Gardens
- Ample Parking
- No Onward Chain
- Long Lease

ENTRANCE HALL

Textured ceiling, entry phone, radiator, fitted carpet.

LOUNGE

18'9 x 10'2 (5.49m'2.74m x 3.05m'0.61m)

Double glazed window to rear, textured ceiling, radiator, power points, fitted carpet.

KITCHEN

12'10 x 6'3 (3.66m'3.05m x 1.83m'0.91m)

Double glazed window to rear, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit with mixer tap, integrated oven, hob and concealed extractor, space and plumbing for washing machine, space for tumble dryer, fridge and freezer, partly tiled walls, radiator, power points, vinyl floor covering.

BEDROOM

15'1 (into wardrobes) x 10'4 (4.57m'0.30m (into wardrobes) x 3.05m'1.22m)

Double glazed window to front, textured ceiling range of fitted wardrobes to one wall, built in airing cupboard housing central heating boiler, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to side, textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush wc, tiled walls, heated towel rail, vinyl floor covering.

EXTERIOR

Communal gardens, ample parking.

LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

Approximately 105 years remaining on lease

Service Charges and Ground Rent: £1008

Council Tax: Band B £1,349 per year

Gas central heating via combi boiler



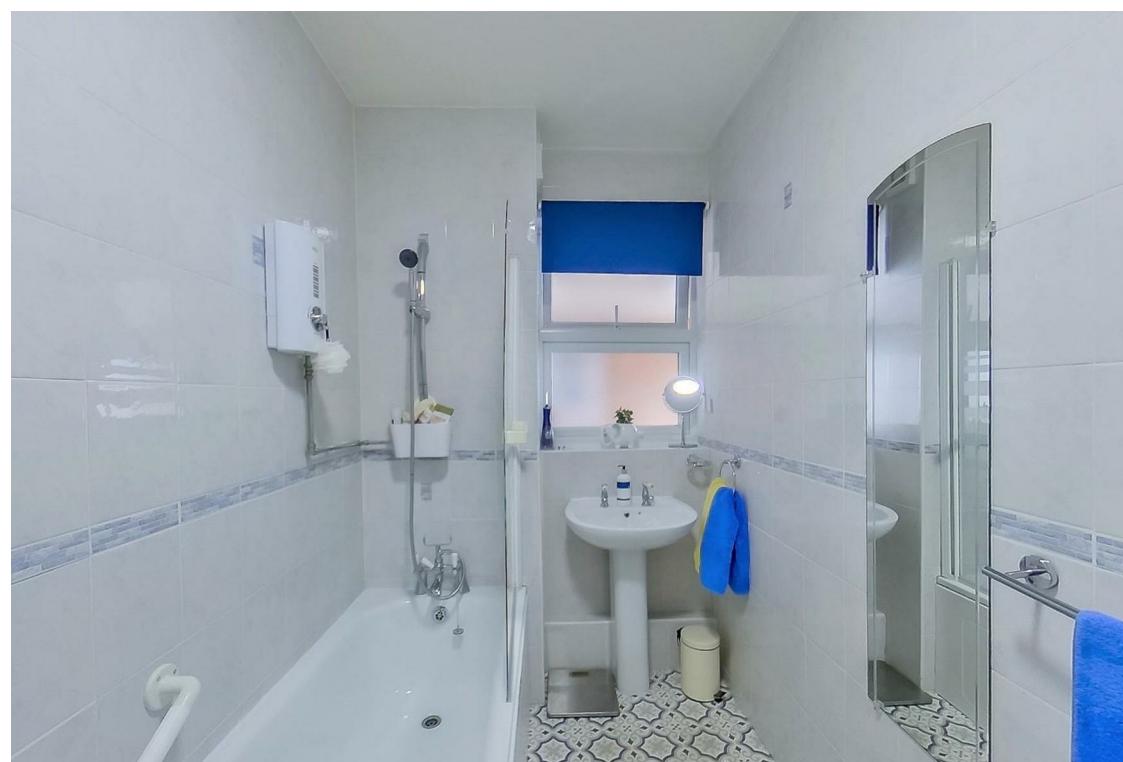
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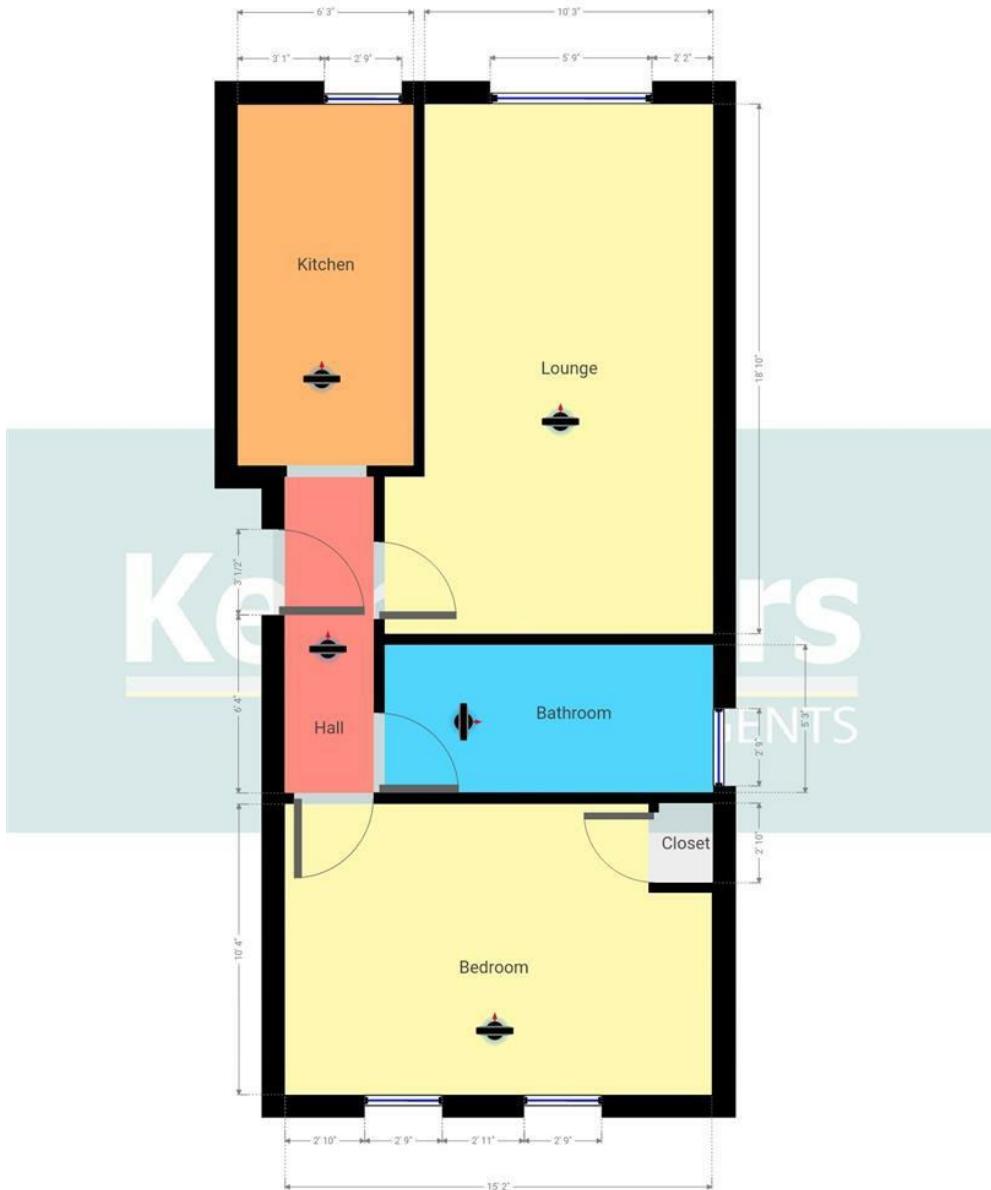


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No appliances or main services have been checked.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-68)	D		
(39-58)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
(1-28)	G		

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-68)	D		
(39-58)	E		
(29-38)	F		
(1-28)	G		
Not environmentally friendly - higher CO ₂ emissions			
(1-28)	G		

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