



This outstanding one bedoomed ground floor apartment is situated in a great location close to Grays town centre. Features include a spacious open plan lounge/kitchen with balcony, large double bedroom, stylish bathroom, well tended communal gardens plus allocated parking space and visitor parking.



- Great Location Close To Grays Town Centre
- Gas Central Heating
- Open Plan Lounge/Kitchen With Balcony 20'5 x 11'2
- Double Bedroom 13'9 x 9'6
- Stylish Bathroom
- Well Tended Communal Gardens
- Allocated Parking Space Plus Visitor Parking
- Approximately 996 Years Remaining On Lease



ENTRANCE HALL

Smooth plastered ceiling with inset spotlights, entry phone, two large built-in storage cupboards, radiator, power points, laminate floor.

LOUNGE/KITCHEN

20'5 x 11'2 (6.22m x 3.40m)

Double glazed window to rear, double glazed French doors with matching side windows lead to balcony, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for washing machine and fridge/freezer, concealed gas central heating boiler, radiator, power points, laminate floor.



BEDROOM

13'9 x 9'6 (4.19m x 2.90m)

Double glazed window to front, smooth plastered ceiling with inset spotlights, radiator, power points, laminate floor.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, suite comprising bath with independent shower unit above, vanity unit with inset wash hand basin and low flush toilet, two matching cupboards above, tiling to three walls, radiator, tiled floor.

EXTERIOR

Well tended communal gardens.

Allocated parking space plus visitor parking.

LEASE DETAILS, GROUND RENT & SERVICE

CHARGES

Approximately 996 years remaining on lease

Ground Rent: £200 per year

Service Charges: £1000 per year

Council Tax: Band B







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ESTATE AGENTS





Kempsters Estate Agents take no responsibility for any error, omission, mis-statement 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.

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No appliances or main services have been checked.

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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			
(92 plus)	A	(82 plus)	A		
(81-91)	B	(81-91)	B		
(80-80)	C	(80-80)	C		
(79-64)	D	(79-64)	D		
(63-54)	E	(63-54)	E		
(53-36)	F	(53-36)	F		
(1-26)	G	(1-26)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	