



This outstanding one bed roomed 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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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			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(27-38) F			(27-38) 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	EU Directive 2002/91/EC	