



**Kempsters**  
ESTATE AGENTS

76A Dudley Close  
Chafford Hundred Grays RM16 6PG

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Guide price  
**£140,000**



**This first floor studio flat is situated within walking distance of Grays town centre and is offered with no onward chain. Features include electric heating, lounge/bedroom, kitchen, shower room plus allocated and visitor parking.**



- Electric heating
- Lounge/bedroom 15'8 x 13'4
- Kitchen 7'3 x 6'9
- Shower room
- Allocated and visitor parking
- No onward chain



### ENTRANCE HALL

Textured ceiling, entry phone, built-in cupboard, power point, fitted carpet.

### SHOWER ROOM

Textured ceiling, extractor fan suite comprising shower cubicle, pedestal wash hand basin and low flush wc, wall mounted electric heater, vinyl floor covering.

### LOUNGE/BEDROOM

15'8 x 13'4 (4.78m x 4.06m)

Windows to rear and side, textured ceiling, built-in cupboard, fitted double wardrobe, two wall mounted electric heaters, power points, fitted carpet.

### KITCHEN

7'3 x 6'9 (2.21m x 2.06m)

Window to side, textured ceiling, base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, space for fridge/freezer, space and plumbing for washing machine, partly tiled walls, power points, vinyl floor covering.

### EXTERIOR

Communal gardens, allocated and visitor parking.

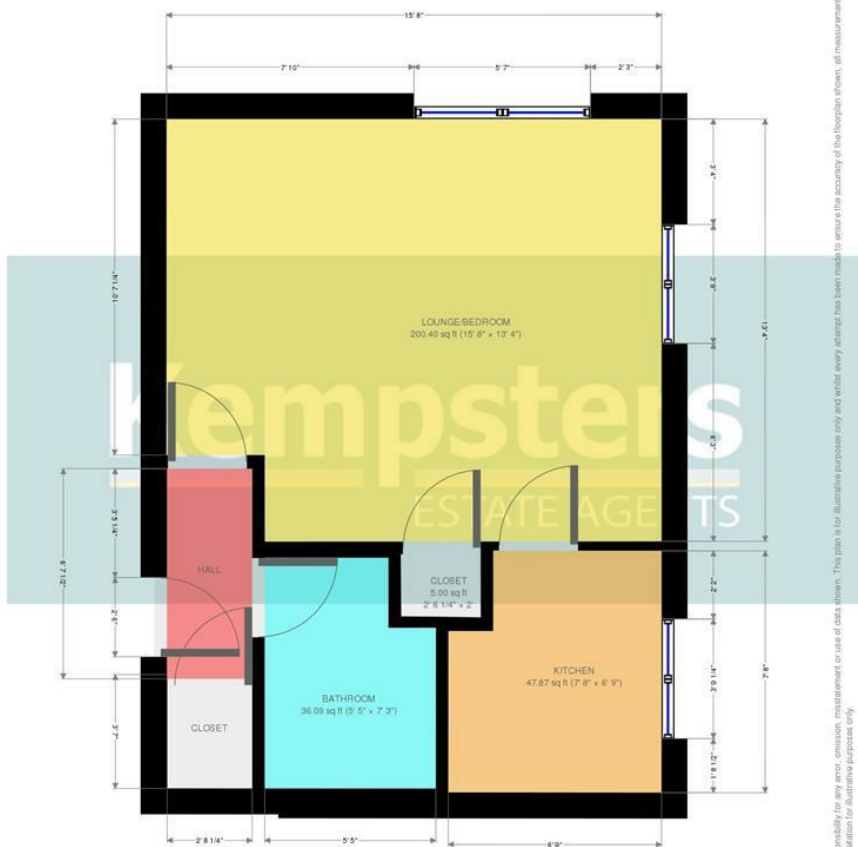
### LEASE DETAILS AND SERVICE CHARGES

Approximately 122 years remaining on lease

Ground rent: £100 per annum

Service charges: £930 per annum





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