



**Kempsters**  
ESTATE AGENTS

3 The Chase  
Grays RM20 4BF

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Asking price  
**£210,000**



**This two bedroom ground floor flat is situated in a convenient location within easy reach of Grays town centre and Lakeside shopping centre. Features include gas central heating, double glazing, bright lounge, fitted kitchen, en suite to bedroom one, bathroom plus allocated parking space. 360 VIRTUAL TOUR AVAILABLE.**



- Gas central heating
- Double glazing
- Lounge 15'10 x 10'8
- Fitted kitchen 10' x 6'1
- Bedroom one 11'9 x 9'8 with en suite
- Bedroom two 12'4 x 8'6
- Bathroom
- Allocated parking space
- Long lease



### ENTRANCE HALL

Smooth plastered ceiling, entry phone, large built-in storage cupboard, power points, laminate floor.

### LOUNGE

15'10 x 10'8 (4.57m'3.05m x 3.05m'2.44m)

Double glazed window to side, double glazed window and double glazed door to front, smooth plastered ceiling, two radiators, power points, laminate floor. Open plan to:

### KITCHEN

10' x 6'1 (3.05m' x 1.83m'0.30m)

Double glazed window to front, 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, canopy with extractor and washing machine, space for fridge/freezer, concealed gas central heating boiler, power points, tiled floor.

### BEDROOM ONE

11'9 x 9'8 (3.35m'2.74m x 2.74m'2.44m)

Double glazed window to side, smooth plastered ceiling, radiator power points, fitted carpet.

### EN SUITE

Smooth plastered ceiling with inset spotlights, suite comprising shower cubicle, pedestal wash hand basin and low flush toilet, heated towel rail, tiled floor.

### BEDROOM TWO

12'4 x 8'6 (3.66m'1.22m x 2.44m'1.83m)

Double glazed window to side, smooth plastered ceiling, radiator, power points, laminate floor.

### BATHROOM

Smooth plastered ceiling with inset spotlights, suite comprising, bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, tiled floor.

### EXTERIOR

Allocated parking space.

### LEASE DETAILS AND SERVICE CHARGES



Approximately 119 years remaining on lease  
Service charges: £1250 per annum  
Ground rent: £250 per annum











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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Improved	Current	Improved
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	