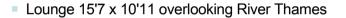




This one bedroomed ground floor flat is situated in great location and enjoys views from the lounge over the communal gardens and River Thames. Features include a bright lounge, kitchen, double bedroom, bathroom, allocated parking space plus no onward chain.



- Kitchen 9'5 x 6'2
- Bedroom 12'3 x 9'2
- Bathroom
- Well tended communal gardens
- Allocated parking space
- Easy walking distance to Grays town centre
- No onward chain







#### **ENTRANCE HALLWAY**

Textured ceiling, entry phone, wall mounted electric heater, built-in airing cupboard, power points, wood flooring.

## **LOUNGE**

# 15'7 x 10'11 (4.75m x 3.33m)

Double glazed patio doors lead to communal gardens and overlook the River Thames, textured ceiling, wall mounted electric heater, power points, wood flooring. Archway to:

#### **KITCHEN**

# 9'5 x 6'2 (2.87m x 1.88m)

Textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, washing machine and fridge/freezer, fitted extractor hood, partly tiled walls, power points, vinyl floor covering.

#### **BEDROOM**

# 12'3 x 9'2 (3.73m x 2.79m)

Double glazed window overlooking communal gardens, textured ceiling, wall mounted electric heater, power points, wood flooring.

### **BATHROOM**

Textured ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and low flush toilet, tiled walls, tiled floor.

### **EXTERIOR**

Well tended communal gardens, allocated parking space.

### **LEASE AND SERVICE DETAILS**

Approximately 978 years remaining on lease Ground rent and service charges to be advised















Kempsters Estate Agents take no responsibility for any error, omission, misstatement or use of data shown. This plan is for illustrative purposes only and whist every attempt has been made to ensure the accuracy of the floopplan shown, all measurements, positioning, future, fittings and may other data shown are an approximate—

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