



GUIDE PRICE £200,000-£210,000. This well presented two bedroom third floor flat is situated in a convenient location close to Grays town centre and offers views over the River Thames from the lounge. Features include a spacious lounge/diner, fitted kitchen, stylish bathroom, allocated parking space, well tended communal gardens and long lease. 360 VIRTUAL TOUR AVAILABLE.



- Electric heating
- Double glazing
- Lounge/diner 20'4 x 10'1 offering views over the River Thames
- Fitted kitchen 9'6 x 7'9 reducing to 5'2
- Bedroom one 12'7 x 9'7
- Bedroom two 9'2 x 6'6
- Stylish bathroom
- Allocated parking space
- Well tended communal gardens

ENTRANCE HALL

Textured ceiling, access to loft space, entry phone, built-in airing cupboard, wall mounted electric heater, power points, fitted carpet.

LOUNGE

20'4 x 10'1

Double glazed window and double glazed patio doors with Juliette balcony offering views over the River Thames, textured ceiling, wall mounted electric heater, power points, fitted carpet.

KITCHEN

9'6 x 7'9 reducing to 5'2

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

BEDROOM ONE

12'7 x 9'7

Double glazed window to front, textured ceiling, wall mounted electric heater, power points, fitted carpet.

BEDROOM TWO

9'2 x 6'6

Double glazed window to front, textured ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Textured ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, wall mounted electric heater, tiled walls, shaver point, vinyl floor covering.

EXTERIOR

Well tended communal gardens overlooking the River Thames, allocated parking space.

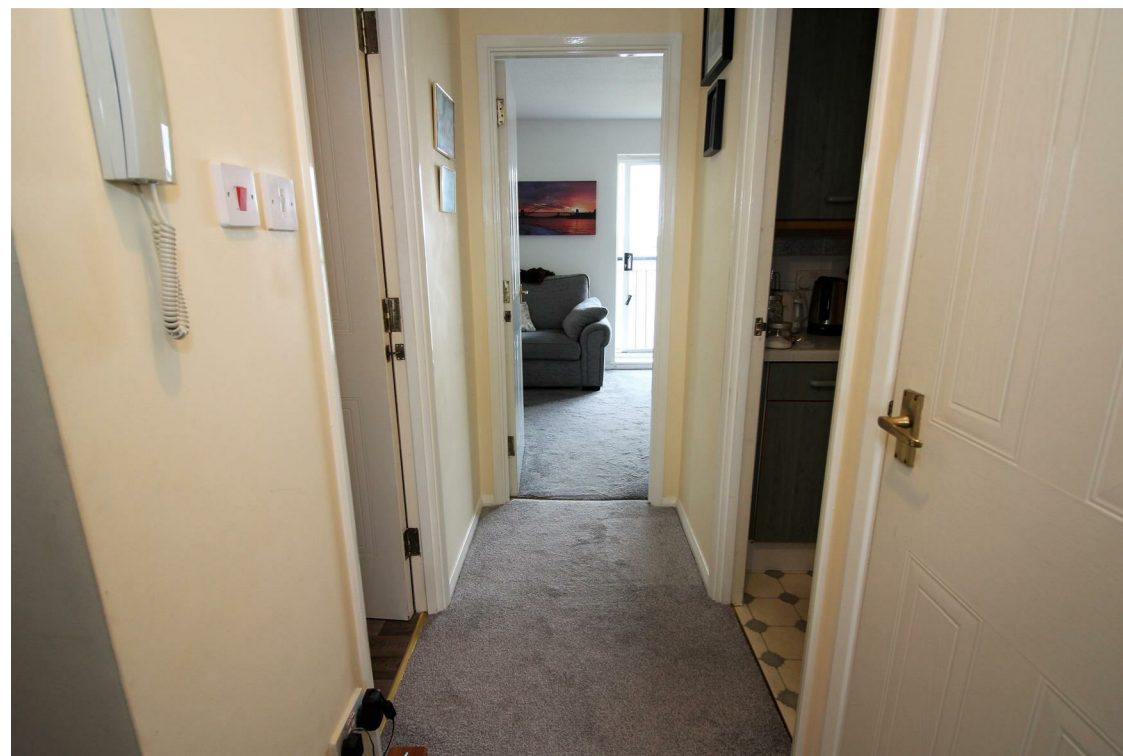
LEASE DETAILS AND SERVICE CHARGES

Approximately 980 years remaining on lease. Service



Charge and Ground Rent approximately £1500 per annum paid each 6 months.







Kempsters Estate Agents take no responsibility for any error, omission, misstatement 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 ...

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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		
92-100 A			85-95 A		
81-91 B			75-84 B		
69-80 C			65-74 C		
55-68 D			55-64 D		
43-54 E			45-54 E		
31-42 F			35-44 F		
21-30 G			25-34 G		
1-20 G			15-24 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	