



Kempsters
ESTATE AGENTS

79 Kingfisher Heights
Hogg Lane Grays RM17 5QQ

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Offers in the region
£190,000

This well presented two bedroom ground floor flat is situated in a popular gated complex within easy walking distance of Grays town centre and c2c rail station. Features include a spacious lounge/diner, fitted kitchen, en suite bathroom to bedroom one, allocated parking and no onward chain.



- Double glazing
- Spacious lounge
- Fitted kitchen
- En suite to bedroom one
- Communal gardens
- Allocated and visitor parking accessed via electric gates

ENTRANCE HALLWAY

Smooth plastered ceiling, entry phone, built in airing cupboard, large built in storage cupboard, power points, telephone point, fitted carpet.

LOUNGE

19'4" max x 15'0" (irregular shape)

Two double glazed windows to front, smooth plastered ceiling, storage heater, power points, fitted carpet. Open doorway to:

KITCHEN

8'9" x 7'10" (irregular shape)

Smooth plastered ceiling, range of base and eye level units with contrasting rolled edge work surfaces, inset single bowl sink unit with mixer tap, integrated oven, hob and concealed extractor, space for fridge/freezer, space and plumbing for washing machine, part tiling to three walls, power points, vinyl floor tiles.

BEDROOM ONE

15'0" x 9'11"

Double glazed windows to front and side, smooth plastered ceiling, storage heater, power points, fitted carpet.

EN SUITE BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, wash hand basin and low flush wc, extractor fan, wall mounted electric heater.

BEDROOM TWO

10'6" x 8'0"

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

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, suite comprising bath, wash hand basin and low flush wc, wall mounted electric heater, extractor fan, laminated floor.



EXTERIOR

Communal gardens, allocated and visitor parking accessed via electric gates.

LEASE DETAILS AND SERVICE CHARGES

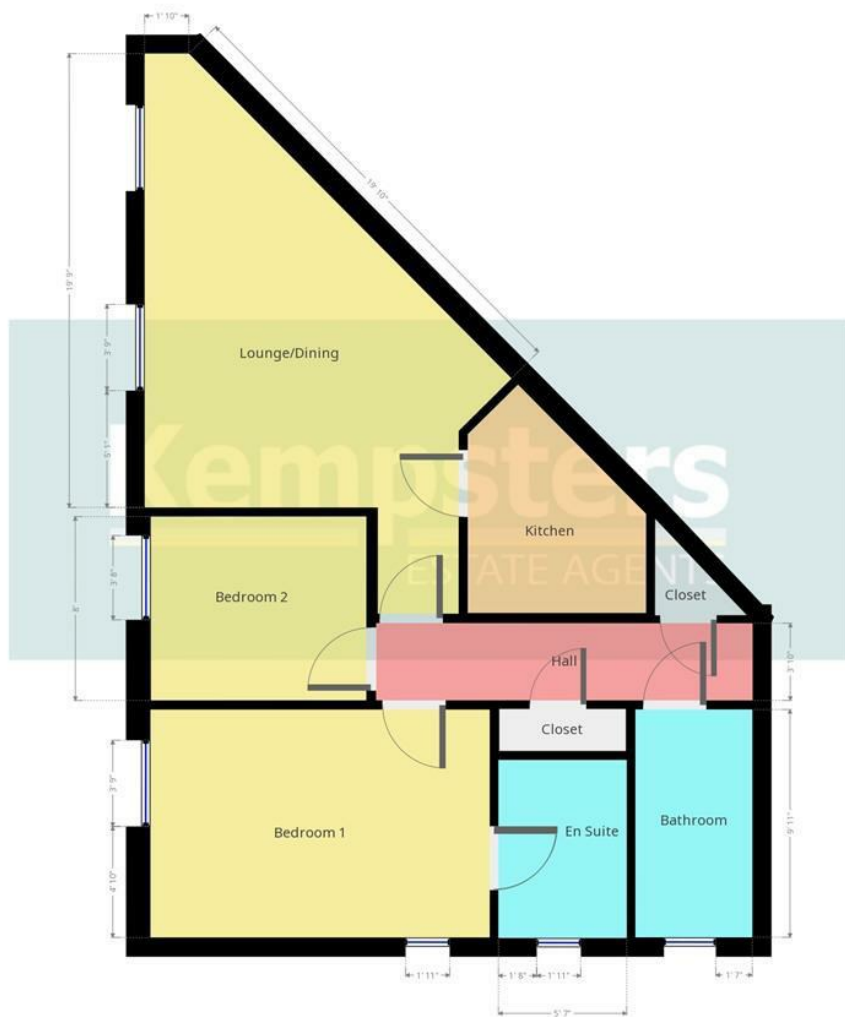
Lease approx. 84 years remain, ground rent £200 per year and service charge £85.00 per month











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