



Kempsters
ESTATE AGENTS

165 Southwell Close
Chafford Hundred Grays RM16 6AZ

2 1 1

Offers in excess of
£220,000

This spacious 2 bed 3rd floor apartment is situated in a popular location within easy walking distance of Chafford Hundred Station and Lakeside Shopping Centre. Features include an L-shaped lounge/diner, fitted kitchen, stylish bathroom, well tended communal gardens, allocated and visitor parking plus no onward chain. 360 VIRTUAL TOUR AVAILABLE.



- Lounge/Diner 20'9 x 17'11>9'10
- Fitted Kitchen 8'2 x 8'2
- Bedroom One 10'5 x 10'4
- Bedroom Two 10'4 x 10'
- Stylish Bathroom
- Loft Storage Space
- Well Tended Communal Gardens
- Allocated And Visitor Parking
- No Onward Chain

ENTRANCE HALL

Coved and smooth plastered ceiling, access to loft space, entry phone, fitted meter cupboard, built-in airing cupboard, storage heater, power points, laminate floor.

LOUNGE/DINER

20'9 x 17'11 reducing to 9'10 (6.32m x 5.46m reducing to 3.00m)

Double glazed window and double glazed French doors with Juliette balcony overlook the communal gardens, coved and smooth plastered ceiling, two storage heaters, power points, laminate floor. Open plan to:

KITCHEN

8'2 x 8'2 (2.49m x 2.49m)

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 and canopy with extractor, free standing washing machine and fridge/freezer to remain, part tiling to three walls, power points, tiled floor.

BEDROOM ONE

10'5 x 10'4 (3.18m x 3.15m)

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

BEDROOM TWO

10'4 x 10' (3.15m x 3.05m)

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

BATHROOM

Smooth plastered ceiling with inset spotlights, extractor fan, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, wall mounted electric heater, partly tiled walls, tiled floor.

EXTERIOR

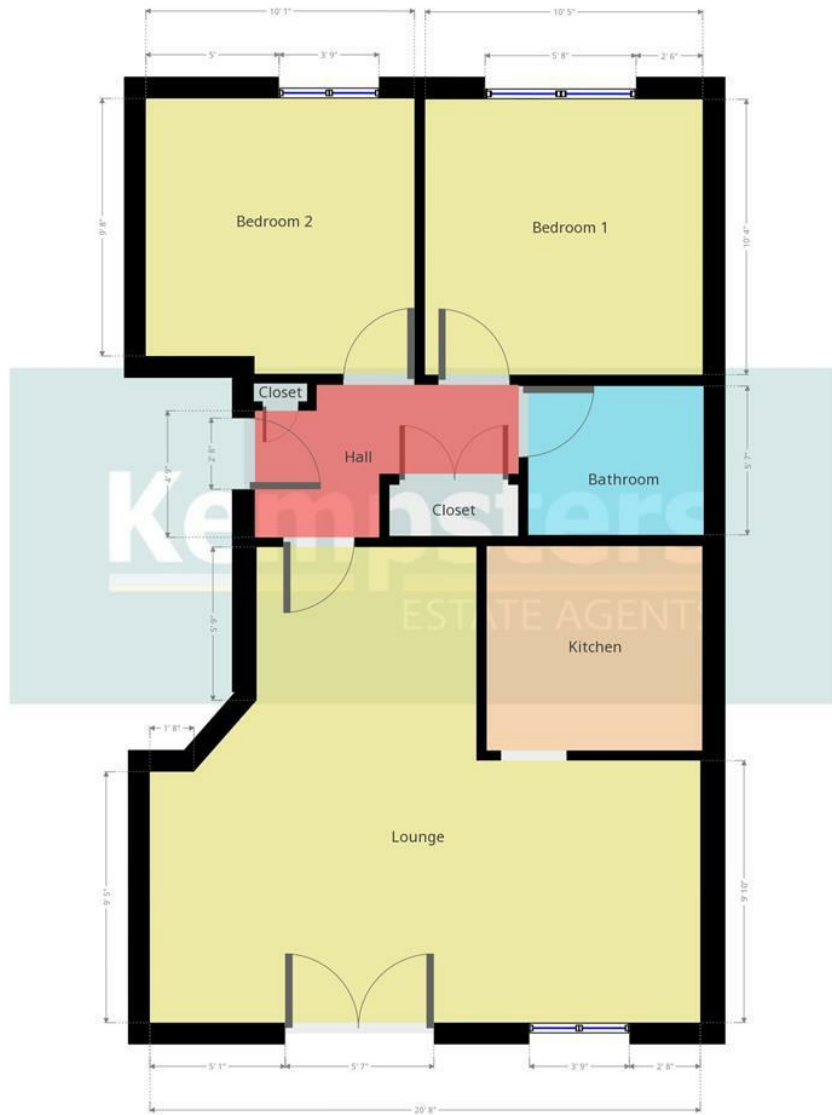
LEASE DETAILS AND SERVICE CHARGES



Lease Approx. 108 years remaining
Ground Rent Approx. £125.00 Per Annum
Service Charge Approx. £1,382.00 Per Annum







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		
100-91 kWh/m ² A			100-91 kWh/m ² A		
90-81 kWh/m ² B			80-65 kWh/m ² B		
80-65 kWh/m ² C			65-55 kWh/m ² C		
55-45 kWh/m ² D			55-45 kWh/m ² D		
45-35 kWh/m ² E			45-35 kWh/m ² E		
35-25 kWh/m ² F			35-25 kWh/m ² F		
25-15 kWh/m ² G			15-10 kWh/m ² G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
79	80		67	68	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		