



**Kempsters**  
ESTATE AGENTS

51 Hogg Lane  
Grays RM16 6QP

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Asking price  
**£185,000**



**This lovely one bedroom first floor apartment has just been fully refurbished to a high standard throughout. Features include a new fitted kitchen and bathroom, spacious lounge/diner, new flooring throughout, communal garden area, allocated and visitor parking plus no onward chain.**



- Electric Heating
- Double Glazing
- Spacious Lounge/Diner 21'11 x 13'4>9'7
- New Fitted Kitchen 8'11 x 5'7
- Double Bedroom 11' (into wardrobes) x 9'7
- New Fitted Bathroom
- Communal Garden Area
- Allocated And Visitor Parking
- No Onward Chain

## ENTRANCE

Door to entrance area with stairs leading to first floor, fitted carpet. Door to:

## LOUNGE/DINER

21'11 x 12'3 reducing to 9'7 (6.40m'3.35m x 3.66m'0.91m reducing to 2.74m'2.13m)

Two double glazed windows to front, textured ceiling, large built-in storage cupboard, wall mounted economy seven electric heater, power points, laminate floor.

## INNER HALLWAY

Textured ceiling, access to loft space, built-in airing cupboard, power points, laminate floor.

## KITCHEN

8'11 x 5'7 (2.44m'3.35m x 1.52m'2.13m)

Double glazed window to rear, textured ceiling, 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 fridge/freezer and washing machine, power points, cushion flooring.

## BEDROOM

11' (into wardrobes) x 9'7 (3.35m' (into wardrobes) x 2.74m'2.13m)

Double glazed window to rear, textured ceiling, built-in double wardrobe with mirrored doors, wall mounted electric heater, power points, laminate floor.

## BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, vanity unit with inset wash hand basin and low flush toilet, illuminated wall mirror, tiled walls, wall mounted electric heater, cushion flooring.

## EXTERIOR

Communal garden area, allocated parking space plus visitor parking. Outside storage cupboard at the front of the property.

## LEASE DETAILS AND SERVICE CHARGES

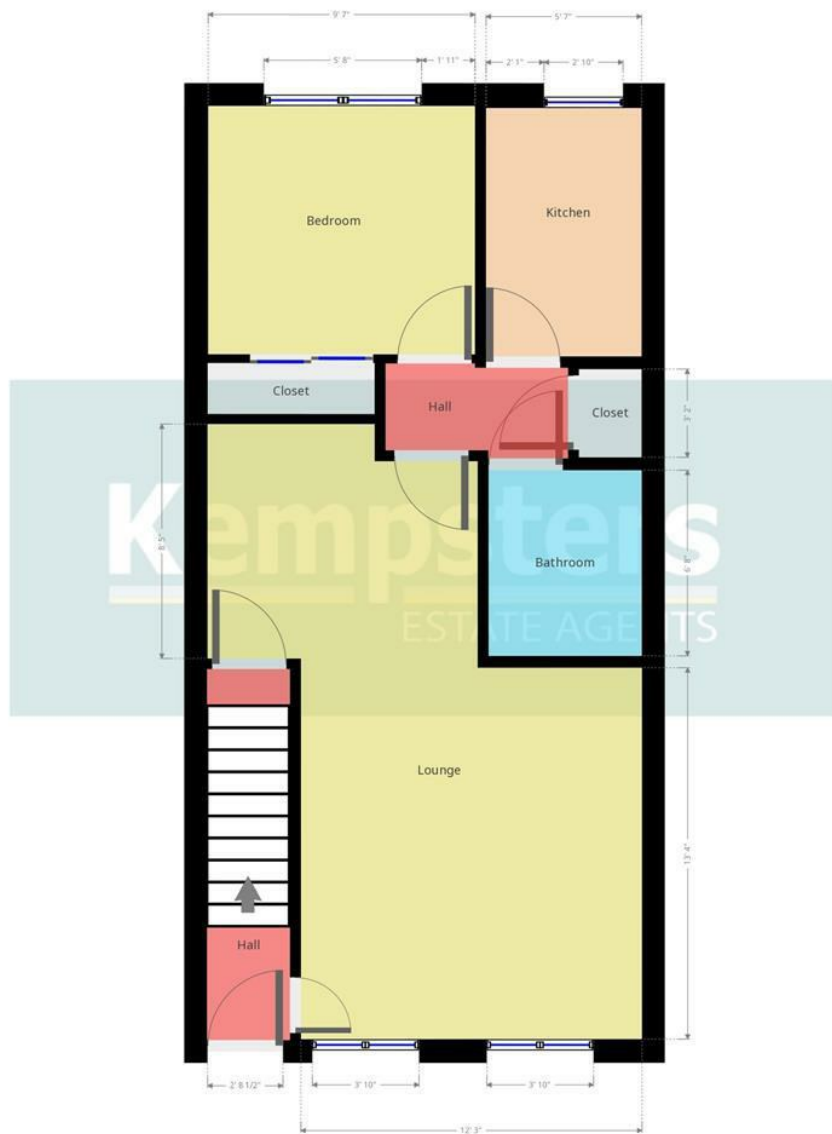


Approximately 95 years remaining on lease  
Service charges/ground rent: £55 per month









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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92-100 <b>A</b>			89-94 <b>A</b>		
81-91 <b>B</b>			85-88 <b>B</b>		
69-80 <b>C</b>			81-84 <b>C</b>		
55-68 <b>D</b>			77-80 <b>D</b>		
43-54 <b>E</b>			73-76 <b>E</b>		
31-42 <b>F</b>			69-72 <b>F</b>		
21-30 <b>G</b>			65-68 <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	