



**Kempsters**  
ESTATE AGENTS

27 Kingfisher Heights Hogg Lane  
Grays RM17 5QQ

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Asking price  
**£185,000**



**This well presented two bedroom first 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 to bedroom one, allocated parking and no onward chain.**



- Electric Heating
- Double Glazing
- Lounge/Diner 18'6 x 14'6 max
- Fitted Kitchen 8'6 x 7'11
- Bedroom One 14'3 x 10'4 With En Suite
- Bedroom Two 10'4 x 7'5
- Bathroom
- Allocated And Visitor Parking
- No Onward Chain

### ENTRANCE HALL

Smooth plastered ceiling, entry phone, power points, fitted carpet.

### LOUNGE/DINER

18'6 x 14'6 max (5.49m'1.83m x 4.27m'1.83m max)

Two double glazed windows to rear, smooth plastered ceiling, storage heater, power points, laminate floor.

### KITCHEN

8'6 x 7'11 (2.44m'1.83m x 2.13m'3.35m)

Double glazed window to rear, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for washing machine and fridge/freezer, plinth heater, partly tiled walls, power points, vinyl flooring.

### BEDROOM ONE

14'3 x 10'4 (4.27m'0.91m x 3.05m'1.22m)

Double glazed window to front, smooth plastered ceiling, storage heater, power points, fitted carpet.

### EN SUITE

Smooth plastered ceiling, suite comprising shower cubicle, wash hand basin and low flush toilet, wall mounted electric heater, vinyl flooring.

### BEDROOM TWO

10'4 x 7'5 (3.05m'1.22m x 2.13m'1.52m)

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

### BATHROOM

Smooth plastered ceiling, extractor fan, built-in cupboard, suite comprising bath, wash hand basin and low flush toilet, wall mounted electric heater, vinyl flooring.

### EXTERIOR

Communal garden area, allocated parking space plus visitor parking.

### LEASE DETAILS AND SERVICE CHARGES



Approximately 83 years remaining on lease  
Service charges: £1020 per year  
Ground rent: £200 per year











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 82-91 <b>A</b> 75-81 <b>B</b> 69-74 <b>C</b> 63-68 <b>D</b> 55-62 <b>E</b> 49-54 <b>F</b> 45-48 <b>G</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <b>A</b> 75-81 <b>B</b> 69-74 <b>C</b> 63-68 <b>D</b> 55-62 <b>E</b> 49-54 <b>F</b> 45-48 <b>G</b>	
82	84	75	77
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO <sub>2</sub> emissions England & Wales EU Directive 2002/91/EC	