



Kempsters
ESTATE AGENTS

44 Argent Court Argent Street
Grays RM17 6QT



Guide price
£180,000

This outstanding one double bedroom 3rd floor apartment with lift is situated in a popular location within easy walking distance of Grays centre. Features include a spacious open plan lounge/diner/fitted kitchen, large bedroom, stylish bathroom, communal gardens and allocated parking via electric security gate.



- Electric Heating
- Double Glazing
- Lounge Area 14'8 x 13'6
- Kitchen/Dining Area 13'10' x 12'1>8'7 with new integrated oven and hob
- Bedroom 15'9 x 10'
- Stylish Bathroom
- Well Tended Communal Gardens
- Allocated Parking Space
- Electric Security Gates

ENTRANCE HALL

Coved and smooth plastered ceiling, entry phone, large built-in airing cupboard, wall mounted electric heater, power point, fitted carpet.

LOUNGE AREA

Double glazed French doors with matching side windows and Juliette balcony overlooking communal gardens, coved and smooth plastered ceiling, wall mounted electric heater, power points, fitted carpet. Open plan to:

KITCHEN/DINING AREA

Coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and washing machine, part tiling to three walls, power points, fitted carpet to dining area, vinyl flooring to kitchen area.

BEDROOM

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

BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and low flush toilet, part tiling to three walls, heated towel rail, fitted carpet.

EXTERIOR

Communal gardens, allocated parking space.

LEASE DETAILS AND SERVICE CHARGES

Approx 109 years remaining on lease

Ground Rent: £219.67 per year

Service Charges: £1,014.22 per year













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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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