



Kempsters
ESTATE AGENTS

67 Queensgate Centre, Orsett Road
Grays RM17 5DF



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Asking price
£95,000

ROOF WITH A VIEW! Suitable for cash buyers only. This one bedroomed roof top flat is situated in the heart of Grays town centre and is offered with no onward chain. Features include a roof terrace with far reaching views, bright lounge, kitchen/breakfast room, good size bedroom and bathroom.



- Electric Heating
- Double Glazing
- Lounge 10'10 x 10'2
- Kitchen/Breakfast Room 10'6 x 9'8
- Bathroom
- Roof Terrace With Far Reaching Views
- No Onward Chain
- Approximately 93 Years Remaining On Lease
- Service Charges Approximately £2,500 per year

ENTRANCE

Door leads to:

KITCHEN/BREAKFAST ROOM

10'6 x 9'8 (3.20m x 2.95m)

Double glazed window to front with far reaching views, coved and textured ceiling, entry phone, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, electric cooker, space for fridge/freezer and washing machine, storage heater, partly tiled walls, power points, tile effect laminate floor.

LOUNGE

10'10 x 10'2 (3.30m x 3.10m)

Double glazed window to front with far reaching views, double glazed patio doors to side and giving access to roof terrace, coved and textured ceiling, storage heater, power points, laminate floor.

SMALL INNER LOBBY

Textured ceiling, large built-in storage cupboard, laminate floor.

BEDROOM

13'5 x 8'5 (4.09m x 2.57m)

Double glazed window to side, coved and textured ceiling, storage heater, power points, laminate floor.

BATHROOM

Coved and textured ceiling, cupboard housing hot water cylinder, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiled walls, vinyl flooring.

ROOF TERRACE

Laid to patio with far reaching views.

LEASE DETAILS AND SERVICE CHARGES

Approximately 93 years remaining on lease

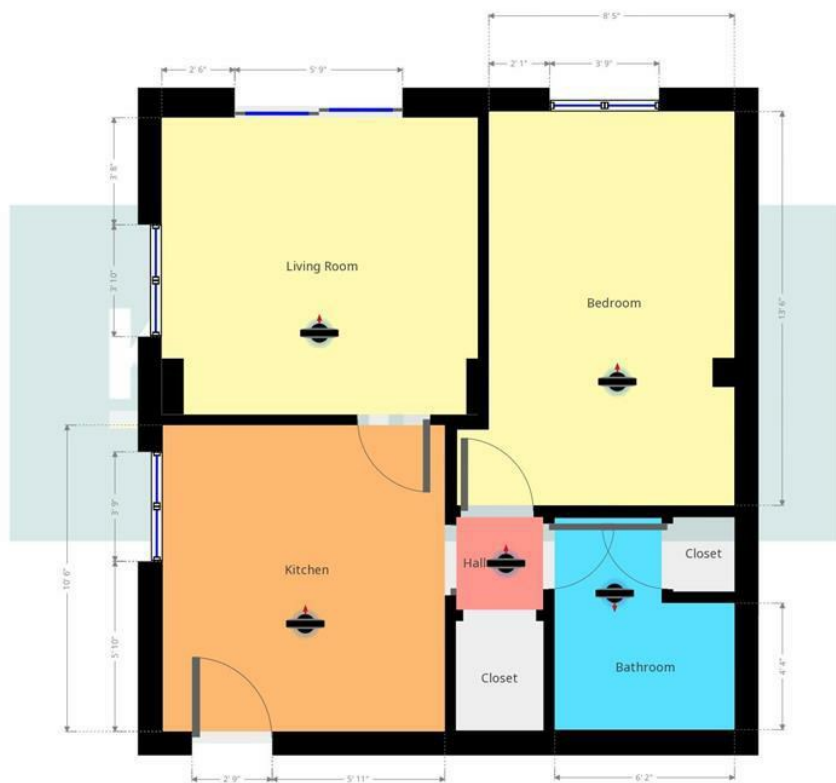
Service Charges: Approximately £2,038 per year, although last year received a rebate of £500 so was £1,538 for the year

Ground Rent: £200 per year









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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
39-44 G			
35-38			
31-34			
27-30			
23-26			
19-22			
15-18			
11-14			
7-10			
3-6			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
92-100 A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
45-48 F			
39-44 G			
35-38			
27-30			
23-26			
19-22			
15-18			
11-14			
7-10			
3-6			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		