









75% Shared Ownership.
Offered for over 55's only is
this spacious and well
presented two bedroomed
'Care' apartment which is
situated close to Crammavill
Street shops and bus stop for
easy access to Grays town
centre and Lakeside.

- Lounge 21' x 11'3
- Fitted kitchen 10'4 x 7'8
- Bedroom one 17'3 x 10'1
- Bedroom two 11'2 x 7'7
- Wet room accessed from hallway and bed one
- Well tended communal gardens
- Ample parking
- Extensive range of on-site facilities
- First floor apartment with lift access
- No onward chain







#### **ENTRANCE HALL**

Coved and smooth plastered ceiling, large built-in storage cupboard housing gas central heating boiler, further cloaks cupboard, emergency pull cord, fitted carpet.

### **LOUNGE**

## 21' x 11'3 (6.40m' x 3.35m'0.91m)

Double glazed windows overlooking the communal gardens, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

#### **KITCHEN**

## 10'4 x 7'8 (3.05m'1.22m x 2.13m'2.44m)

Coved and smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven (not working), hob and canopy with extractor, space for fridge/freezer, power points, vinyl floor covering.

### **BEDROOM ONE**

## 17'3 x 10'1 (5.18m'0.91m x 3.05m'0.30m)

Double glazed window overlooking the communal gardens, coved and smooth plastered ceiling, door to wet room, radiator, power points. fitted carpet.

### **BEDROOM TWO**

## 11'2 x 7'7 (3.35m'0.61m x 2.13m'2.13m)

Double glazed window overlooking the communal gardens, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

#### **WET ROOM**

Coved and smooth plastered ceiling, extractor fan, fitted shower unit, wash hand basin and low flush wc, radiator, shaver point, tiled walls, vinyl floor covering.

#### **EXTERIOR**

Well tended communal gardens, Ample parking.



# **LEASE DETAILS AND SERVICE CHARGES**

Approximately 117 years remaining on lease. Service charges: Approximately £450 per month (on basic care package). This includes a minimum of one hour's care per day, heating costs and use of all facilities.

### **COMMUNAL FACILITIES**

The range of on-site facilities include a residents lounge, laundry room, restaurant, guest room for visiting family, assisted bathroom, therapy room, scooter store and shop.

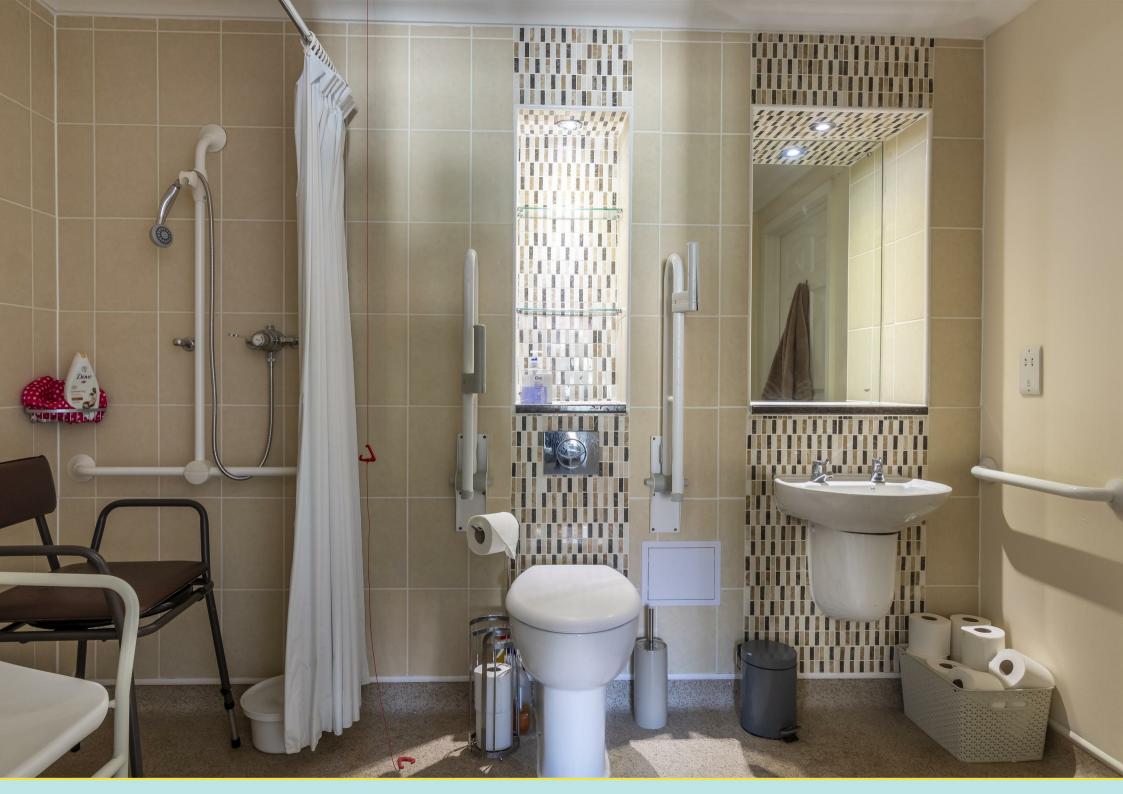






















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