



Kempsters
ESTATE AGENTS

Flat 34 Elizabeth Gardens Long Lane
Grays RM16 2PQ



Asking price
£255,000

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.











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 ₂) Rating | | |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | 87 | 87 | (82 plus) A | 93 | 93 |
| (61-81) B | | | (61-81) B | | |
| (40-60) C | | | (40-60) C | | |
| (29-39) D | | | (29-39) D | | |
| (15-28) E | | | (15-28) E | | |
| (9-14) F | | | (9-14) F | | |
| (1-8) G | | | (1-8) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |