



Kempsters
ESTATE AGENTS

137 Mayflower Road
Chafford Hundred Grays RM16 6BE

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Asking price
£225,000

This well presented two bedroomed first floor flat is situated in a great location within walking distance of Chafford Hundred station and Lakeside Shopping Centre. Features include gas central heating, double glazing, lounge/diner, fitted kitchen, bathroom, allocated and visitor parking plus no onward chain.



- Gas Central Heating
- Double Glazing
- Lounge 14'11 x 13'9
- Fitted Kitchen 9'10 x 5'9
- Bedroom One 13'2 x 8'10
- Bedroom Two 12'2 x 10'2>4'4 (irregular shape)
- Bathroom
- Allocated And Visitor Parking
- No Onward Chain

ENTRANCE HALL

Smooth plastered ceiling, entry phone, large built-in storage cupboard housing gas central heating boiler, further large built-in storage cupboard housing dishwasher (to remain), radiator, power points, laminate floor.

BEDROOM ONE

13'2 x 8'10 (3.96m'0.61m x 2.44m'3.05m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

BEDROOM TWO

12'2 max x 10'2 reducing to 4'4 (irregular shape)
(3.66m'0.61m max x 3.05m'0.61m reducing to 1.22m'1.)

Double glazed window to front, smooth plastered ceiling, built-in double wardrobe, radiator, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, extractor fan, partly tiled walls, radiator, vinyl flooring.

LOUNGE

14'11 x 13'9 (4.27m'3.35m x 3.96m'2.74m)

Double glazed window to front, smooth plastered ceiling, radiator, power points, laminate floor.

KITCHEN

9'10 x 5'9 (2.74m'3.05m x 1.52m'2.74m)

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 extractor, ample appliance spaces, partly tiled walls, radiator, power points, tiled floor.

EXTERIOR

Allocated parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES



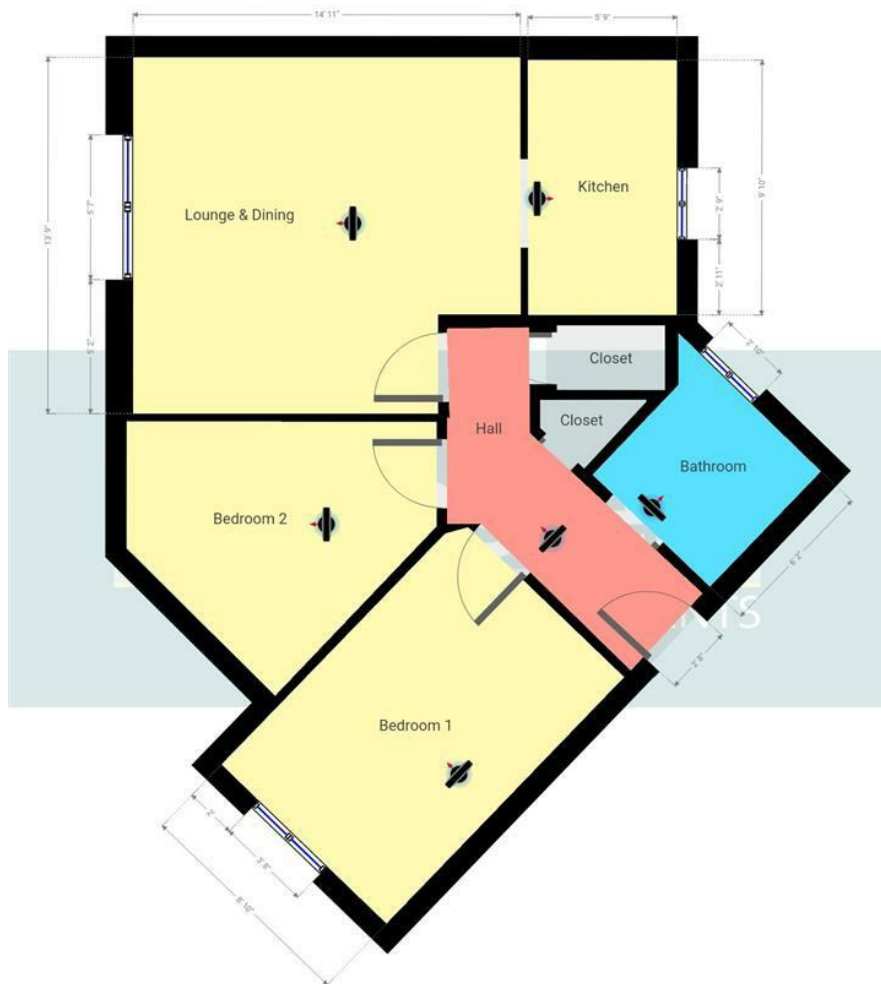
Approximately 106 years remaining on lease
Service Charges: Approximately £130 per month
Ground Rent: £125 per year











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

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			(82 plus) A		
(61-81) B			(61-81) B		
(49-60) C			(49-60) C		
(35-48) D			(35-48) D		
(29-34) E			(29-34) E		
(23-28) F			(23-28) F		
(1-22) G			(1-22) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	