



Kempster

Kempsters
ESTATE AGENTS

18 Lewes Close
Grays RM17 6QG

2 1 1

Asking price
£195,000

HOME WITH A VIEW! This well presented two bedroomed first floor flat is situated in a great location on the waterfront and lies within ten minutes walk of Grays town centre. Features include a bright lounge, fitted kitchen, stylish bathroom, well tended communal gardens, allocated and visitor parking plus no onward chain.



- Double Glazing
- Lounge 14'2 x 12'1 Overlooking The River Thames
- Fitted Kitchen 8'11 x 7'10>5'7
- Bedroom One 11'6 x 9'
- Bedroom Two 10'5 x 7'
- Bathroom
- Well Tended Communal Gardens
- Allocated And Visitor Parking
- No Onward Chain
- Approximately 74 Years Remaining On Lease



ENTRANCE HALL

Smooth plastered ceiling, entry phone, built-in airing cupboard, power point, laminate floor.

LOUNGE

14'2 x 12'1 (4.27m'0.61m x 3.66m'0.30m)

Double glazed door with matching side windows and Juliette balcony overlooking the River Thames, smooth plastered ceiling, wall mounted electric heater, power points, laminate floor.

KITCHEN

8'11 x 5'10 (2.44m'3.35m x 1.52m'3.05m)

Double glazed window overlooking the River Thames, 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 washing machine and fridge/freezer, partly tiled walls, power points, laminate floor.

BEDROOM ONE

11'6 x 9' (3.35m'1.83m x 2.74m')

Double glazed window to front, smooth plastered ceiling, large double wardrobe and king size bed can remain if required, power points, laminate floor.

BEDROOM TWO

10'5 x 7' (3.05m'1.52m x 2.13m')

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

BATHROOM

Opaque double glazed window to side, smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, pedestal wash hand basin and low flush toilet, tiled walls, laminate floor.

EXTERIOR

Well tended communal gardens, allocated parking space plus visitor parking.

LEASE DETAILS AND SERVICE CHARGES



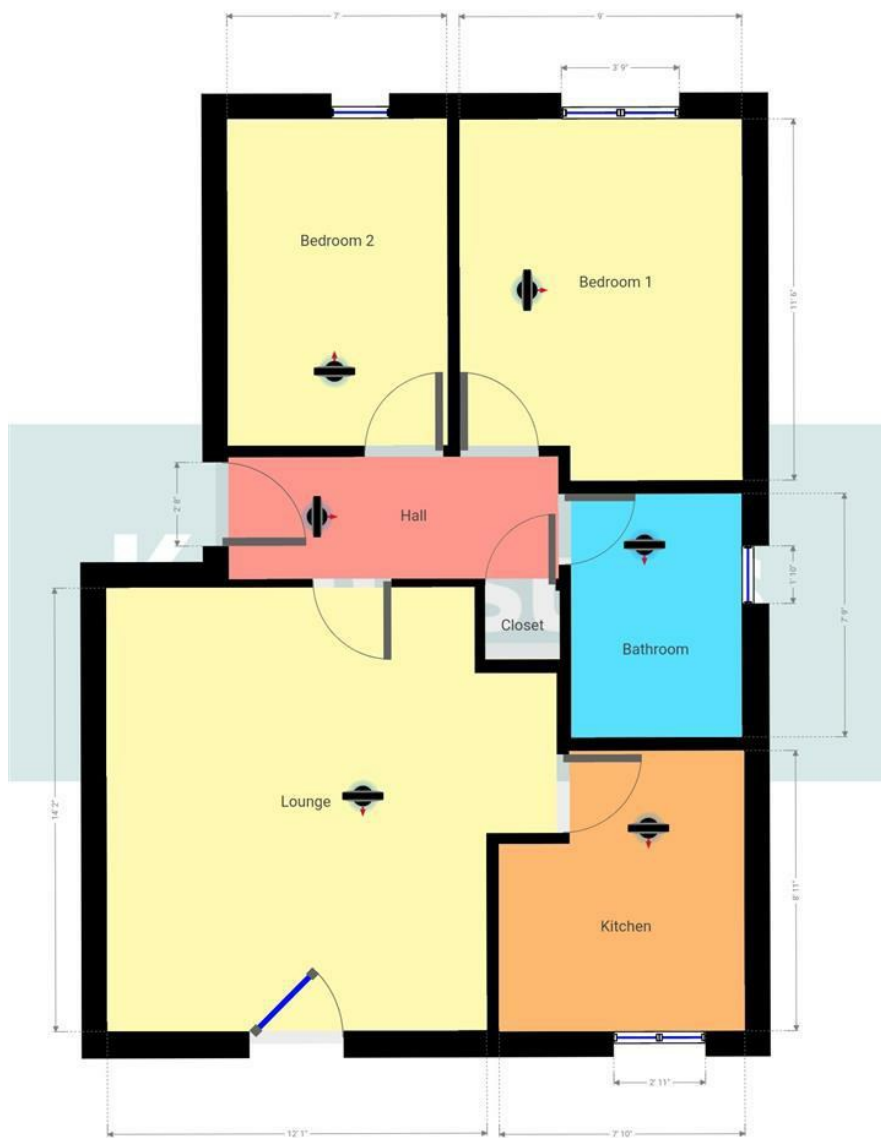
Approximately 74 years remaining on lease
Ground Rent: £100 per year
Service Charges: £108.64 per month











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 interpretation for illustrative purposes only.

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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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(27-38) F			
(1-26) G			
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			
(82 plus) A			
(61-81) B			
(40-60) C			
(20-40) D			
(10-20) E			
(1-10) F			
(0-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	