









This lovely two double bedroomed first floor apartment is situated in a great location just a short stroll from Grays town centre. Features include a bright lounge, open plan fitted kitchen, en suite to bedroom one, stylish bathroom, gas central heating with new boiler and allocated underground parking space.

- Gas Central Heating With New Boiler
- Bright Lounge 16'5 x 14'3>11'3
- Open Plan Fitted Kitchen 8' x 7'11
- Bedroom One 10'7 x 9'7 With En Suite
- Bedroom Two 10'6 x 8'3 (plus door recess)
- Stylish Bathroom
- Underground Parking Space
- Just A Short Stroll To Grays Town Centre







#### **ENTRANCE**

Large communal reception area with lift and stairs available

#### **ENTRANCE HALL**

Smooth plastered ceiling, entry phone, large built-in utility cupboard housing new gas central heating boiler and space for washing machine, radiator, power point, laminate floor.

#### **LOUNGE**

16'5 x 14'3 reducing to 11'3 (4.88m'1.52m x 4.27m'0.91m reducing to 3.35m'0.91m)

Full height double glazed window and two double glazed windows to front, smooth plastered ceiling, radiator, power points, laminate floor. Open plan to:

## **KITCHEN**

8' x 7'11 (2.44m' x 2.13m'3.35m)

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 fridge/freezer, power points, tiled floor.

### **BEDROOM ONE**

10'7 x 9'7 (3.05m'2.13m x 2.74m'2.13m)

Full height double glazed window with Juliette balcony, smooth plastered ceiling, radiator, power points, fitted carpet.

#### **EN SUITE**

Smooth plastered ceiling, extractor fan, suite comprising large shower cubicle, pedestal wash hand basin and low flush toilet, full tiling to shower area, radiator, vinyl flooring.

# **BEDROOM TWO**

10'6 x 8'3 plus door recess (3.05m'1.83m x 2.44m'0.91m plus door recess)

Full height double glazed window, smooth plastered ceiling, radiator, power points, laminate floor.



### **BATHROOM**

Smooth plastered ceiling, extractor fan, suite comprising bath, pedestal wash hand basin and low flush toilet, tiling to bath area, radiator, tiled floor.

## **PARKING**

Allocated parking space in secure underground parking area.

## **LEASE DETAILS AND SERVICE CHARGES**

Approximately 111 years remaining on lease

Ground Rent: £250 per year Service Charges: £2,000 per year











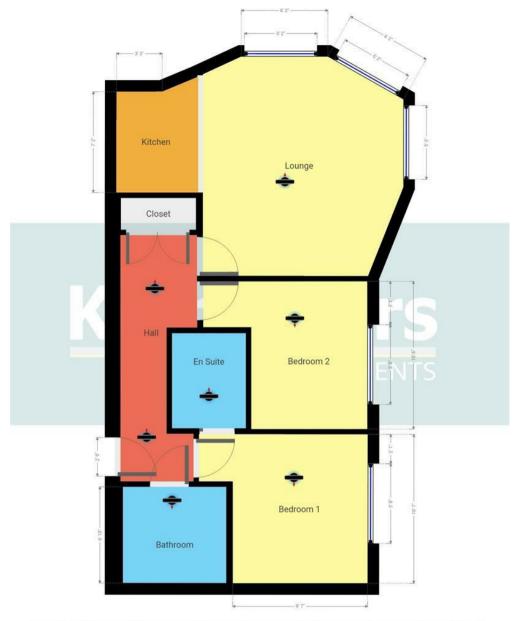












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No appliances or main services have been checked.

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