



Kempsters
ESTATE AGENTS

21 Albany Heights Hogg Lane
Grays RM17 5XN

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Asking price
£220,000

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.



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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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target		Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(27-38) F			(27-38) F		
(1-26) G			(1-26) 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		