



Kempsters
ESTATE AGENTS

131 Conway Gardens
Grays RM17 6HF

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Asking price
£165,000

This two bedroomed ground floor flat is situated within easy walking distance of Grays town centre. The property requires a degree of modernisation and is offered with no onward chain.



- Lounge 15'9 x 11'4
- Kitchen 8'6 x 8'6
- Bedroom One 12'9 x 9'2<11'4
- Bedroom Two 8'11 x 6'10
- Bathroom
- No Onward Chain
- Approximately 64 Years Remaining On Lease



ENTRANCE HALL

Entry phone, large built-in airing cupboard, power point, laminate floor.

LOUNGE

15'9 x 11'4 (4.57m'2.74m x 3.35m'1.22m)

Square bay window to rear, coved and textured ceiling, wall mounted electric heater, power points, laminate floor.

KITCHEN

8'6 x 8'6 (2.44m'1.83m x 2.44m'1.83m)

Window to rear, coved and textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and concealed extractor, space for washing machine and fridge/freezer, partly tiled walls, power points, laminate floor.

BEDROOM ONE

12'9 x 9'2<11'4 (3.66m'2.74m x 2.74m'0.61m<3.35m'1.22m)

Double glazed window to front, textured ceiling, wall mounted electric heater, power points, fitted carpet.

BEDROOM TWO

8'11 x 6'10 (2.44m'3.35m x 1.83m'3.05m)

Double glazed window to front, textured ceiling, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Opaque glazed borrowed light window, textured ceiling, suite comprising bath, wash hand basin and low flush toilet, tiled walls, tiled floor.

EXTERIOR

Communal gardens, ample parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 64 years remaining on lease

Ground Rent: £240 per year

Service Charges: £1,400 per year



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