



Kempsters
ESTATE AGENTS

Hogg Lane
Grays RM17 5XN

1 1 1

Offers in the region
£185,000

This well presented one bedroom first floor flat is situated just a few moments walk from Grays town centre and is offered with no onward chain. Features include an open plan lounge and fitted kitchen, double bedroom, stylish bathroom and allocated parking.



- Gas Central Heating
- Double Glazing
- Lounge 15'8 x 11'2
- Fitted Kitchen 8'10 x 6'5
- Bedroom 14'3 x 8'6
- Bathroom
- Allocated Parking Space
- No Onward Chain
- Approximately 110 Years Remaining On Lease

ENTRANCE

Large communal reception area with lift and stairs available.

ENTRANCE HALL

Smooth plastered ceiling, entry phone, large built-in storage cupboard housing gas central heating boiler plus space for washing machine and tumble dryer, radiator, fitted carpet.

LOUNGE

15'8 x 11'2 (4.57m'2.44m x 3.35m'0.61m)

Double glazed French doors with 'Juliette' balcony, smooth plastered ceiling, radiator, power points, fitted carpet. Open plan to:

KITCHEN

8'10 x 6'5 (2.44m'3.05m x 1.83m'1.52m)

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, radiator, power points, vinyl flooring.

BEDROOM

14'3 x 8'6 (4.27m'0.91m x 2.44m'1.83m)

Double glazed window, smooth plastered ceiling, radiator, power points, fitted carpet.

BATHROOM

Smooth plastered ceiling, extractor fan, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, tiling to bath area, radiator, vinyl flooring.

EXTERIOR

LEASE DETAILS AND SERVICE CHARGES

Approximately 110 years remaining on lease

Ground Rent: £200 per year

Service Charges: £152.22 per month

PROPERTY INFORMATION

Gas central heating via a combi boiler

Council Tax Band C, £1,427 per year



Kempsters
ESTATE AGENTS



13-50, 13-51
This building was opened by
Elit Samuël
Deputy Chairman
Thurrock Thames Gateway
Development Corporation
on
07th September 2007



Kempsters









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.

Disclaimer: This brochure is for illustrative purposes only and, whilst every attempt has been made to ensure accuracy. Kempsters Estate Agents Ltd take no responsibility for any error, omission, mis-statement or use of any of the information shown. No appliances or main services have been checked.

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		
(40-60) C			(40-60) C		
(29-39) D			(29-39) D		
(19-28) E			(19-28) E		
(9-18) F			(9-18) F		
1-8 G			1-8 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	