



Kempsters
ESTATE AGENTS

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32 Bell House Wharf Road
Grays RM17 5WX

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Guide price
£185,000

GUIDE PRICE £185,000 - £195,000.
This well presented one bedroom first floor flat is situated in a great location just a few minutes walk from Grays town centre. Features include a bright lounge/diner, fitted kitchen, double bedroom with wardrobes, bathroom, well tended communal garden plus allocated and visitor parking.



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- Electric Heating
- Double Glazing
- Lounge/Diner 16'1 (into bay) x 10'11
- Fitted Kitchen 9'8 x 5'11
- Bedroom 11'2 x 10'8
- Bathroom
- Well Tended Communal Gardens
- Allocated And Visitor Parking
- 96 Years Remaining On Lease

ENTRANCE LOBBY

Textured ceiling, built-in storage area, fitted carpet.
Door to:

ENTRANCE HALL

Textured ceiling, built-in airing cupboard, storage heater, power point, laminate floor.

LOUNGE/DINER

16'1 (into bay) x 10'11 (4.88m'0.30m (into bay) x 3.05m'3.35m)

Double glazed window to front, textured ceiling, storage heater, power points, laminate floor. Open doorway to:

KITCHEN

9'8 x 5'11 (2.74m'2.44m x 1.52m'3.35m)

Double glazed window to side, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, space for electric cooker, washing machine, dishwasher and fridge/freezer, plinth heater, partly tiled walls, power points, laminate floor.

BEDROOM

11'2 x 10'8 (3.35m'0.61m x 3.05m'2.44m)

Double glazed window to front, textured ceiling, range of wardrobes with mirrored doors, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window to rear, textured ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet, heated towel rail, vinyl flooring.

EXTERIOR

Well tended communal gardens. Allocated and visitor parking.

LEASE DETAILS AND SERVICE CHARGES

Approximately 95 years remaining on lease

Ground Rent: £30 per annum

Service Charges: Approx £1,480 per annum

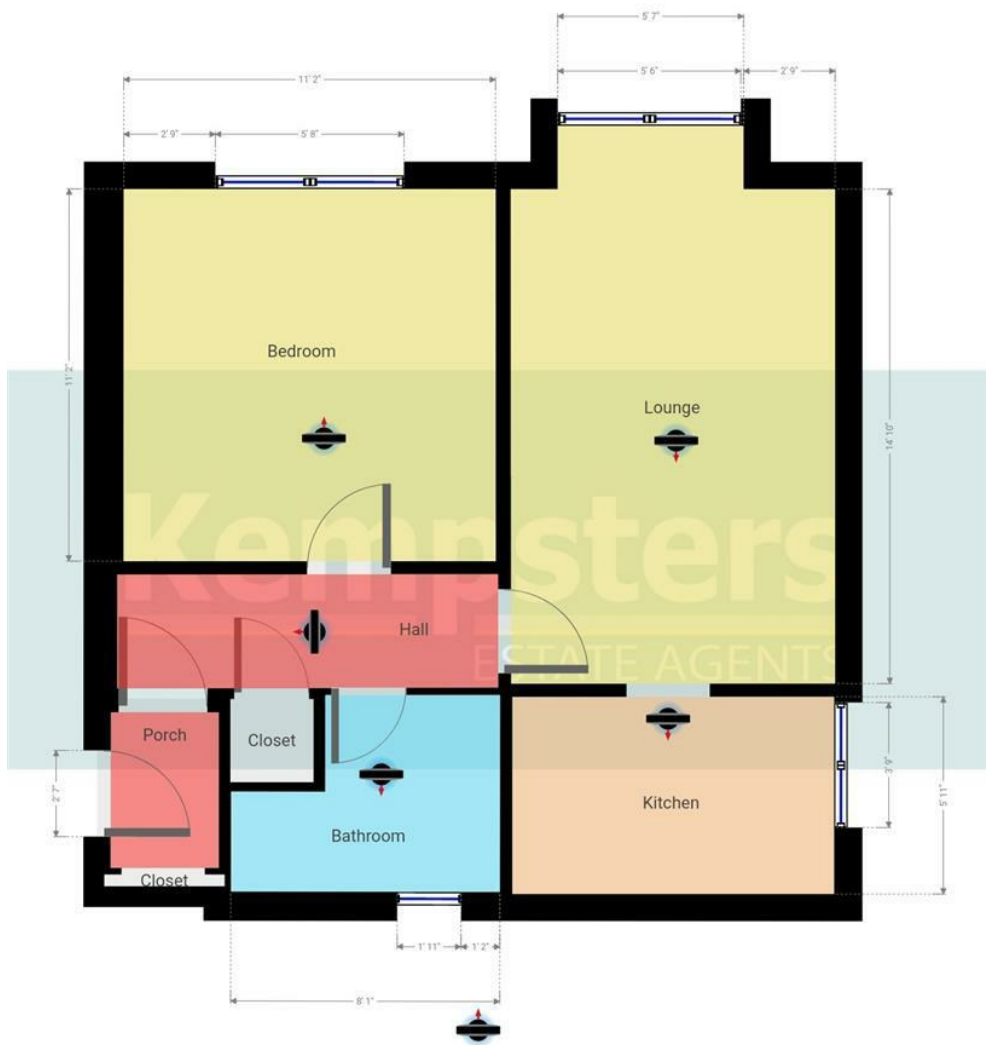
Council Tax band B £1349.53 per annum



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C	73	75	69-80 C		
55-68 D			55-68 D	66	66
49-54 E			49-54 E		
45-48 F			45-48 F		
39-44 G			39-44 G		
35-38 G			35-38 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	