



Kempsters
ESTATE AGENTS

14 Priestley Court Palmers Drive
Grays RM17 5RX



Asking price
£175,000

Situated in a much sought after warden controlled retirement complex is this well presented one bedroom first floor flat. Features include a bright lounge, fitted kitchen, double bedroom, shower room, stair lift from communal hallway, residents lounge, well tended communal gardens plus residents parking.



- Retirement Property
- Lounge 15'2 x 9'5
- Fitted Kitchen 9'9 x
- Bedroom 12'6 (into wardrobes) x 9'2
- Shower Room
- Well Tended Communal Gardens
- Communal Parking
- Residents Lounge

ENTRANCE HALL

Smooth plastered ceiling, access to loft space, built-in storage cupboard, fitted carpet.

LOUNGE

15'2 x 9'5 (4.57m'0.61m x 2.74m'1.52m)

Double glazed square bay window, smooth plastered ceiling, entry phone, storage heater, power points, fitted carpet.

KITCHEN

9'9 x 6'6 (2.74m'2.74m x 1.83m'1.83m)

Double glazed window, smooth plastered 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, built-in storage cupboard, built-in airing cupboard, partly tiled walls, power points, vinyl flooring.

BEDROOM

12'6 (into wardrobes) x 9'2 (3.66m'1.83m (into wardrobes) x 2.74m'0.61m)

Double glazed square bay window, smooth plastered ceiling, range of fitted wardrobes, storage heater, power points, fitted carpet.

SHOWER ROOM

Smooth plastered ceiling

EXTERIOR

LEASE DETAILS, SERVICE CHARGES AND PROPERTY INFORM

Approximately 63 years remaining on lease

Ground Rent: £583 per year

Service Charges: £1,959.12 per year

Council Tax: Band B £1,349 per year













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.

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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	