



Kempsters
ESTATE AGENTS

Palmers Drive
Grays RM17 5RX



Asking price
£170,000

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



- Bright Lounge 15'1 x 9'7
- Fitted Kitchen 9'8 x 6'6
- Bedroom 12'7 x 9'2
- Shower Room
- Residents Lounge
- Well Tended Communal Gardens
- Residents Parking
- Warden Controlled Retirement Property
- No Onward Chain

ENTRANCE HALL

Coved and textured ceiling, built-in storage cupboard, power point, laminate floor.

LOUNGE

15'1 x 9'7 (4.57m'0.30m x 2.74m'2.13m)

Double glazed square bay window, coved and textured ceiling, entry phone, storage heater, power points, laminate floor.

KITCHEN

9'8 x 6'6 (2.74m'2.44m x 1.83m'1.83m)

Double glazed window, textured ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven and hob, space for washing machine, fridge and slimline freezer, built-in airing cupboard, built-in storage cupboard, wall mounted electric heater, tiled walls, power points, vinyl flooring.

BEDROOM

12'7 x 9'2 (3.66m'2.13m x 2.74m'0.61m)

Double glazed square bay window, coved and textured ceiling, range of free standing wardrobes, storage heater, power points, carpet.

SHOWER ROOM

Textured ceiling, suite comprising walk-in shower, pedestal wash hand basin and low flush toilet, extractor fan, tiled walls, tiled floor.

EXTERIOR

Well tended communal gardens, residents parking.

LEASE DETAILS, SERVICE CHARGES AND PROPERTY INFORMA

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











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

