



Kempsters
ESTATE AGENTS

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70 Maunder Close
Chafford Hundred Grays RM16 6BY

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Asking price
£240,000

This two bedroomed ground floor flat is situated in a popular location within walking distance of Chafford Hundred station and Lakeside Shopping Centre. Features include a bright lounge, fitted kitchen, two allocated parking spaces plus no onward chain.



- Gas Central Heating
- Lounge 15'11 x 12'8
- Kitchen 8'10 x 6'8
- Bedroom One 12'8 x 9'10<12'8
- Bedroom Two 10'8 x 7'7
- Bathroom
- Two Allocated Parking Spaces
- No Onward Chain
- 978 Year Lease

ENTRANCE HALL

Smooth plastered ceiling, entry phone, two built-in cupboards, radiator, power points, laminate floor.

LOUNGE

15'11 x 12'8 (4.57m'3.35m x 3.66m'2.44m)

Double glazed window to front, coved and smooth plastered ceiling, radiator, power points, laminate floor.

KITCHEN

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

Double glazed window to front, smooth plastered ceiling, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and extractor, space for washing machine and fridge/freezer, wall mounted gas central heating boiler, power points, laminate floor.

BEDROOM ONE

12'8 x 9'10<12'8 (3.66m'2.44m x 2.74m'3.05m<3.66m'2.44m)

Double glazed window to rear, smooth plastered ceiling, two fitted wardrobes, radiator, power points, laminate floor.

BEDROOM TWO

10'8 x 7'7 (3.05m'2.44m x 2.13m'2.13m)

Double glazed window to rear, smooth plastered ceiling, radiator, power points, laminate floor.

BATHROOM

Smooth plastered ceiling, suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin and low flush toilet.

EXTERIOR

Well tended communal gardens.
Two allocated parking spaces.

LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

Approximately 978 years remaining on lease

Ground rent: £150 per year

Service charges: Approximately £1,400 per year

Council tax: Band C £1,542 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		
92-100 A			85-94 B		
81-91 B			75-84 C		
69-80 C			65-74 D		
55-68 D			55-64 E		
43-54 E			45-54 F		
31-42 F			35-44 G		
21-30 G			25-34 H		
1-20 H			15-24 I		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		