



Kempsters

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ESTATE AGENTS

18 Priestley Court Palmers Drive
Grays RM17 5RX



Asking price
£140,000

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, bathroom, residents lounge, well tended communal gardens plus residents parking.



- Retirement Property
- Bright Lounge
- Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Bathroom With Controllable Seat In Bath
- Communal Residents Lounge
- Well Tended Communal Gardens
- Residents Parking



ENTRANCE HALL

Textured ceiling, access to loft space, built-in storage cupboard, power point, fitted carpet.

LOUNGE

15'2 x 9'6 (4.57m'0.61m x 2.74m'1.83m)

Double glazed window, coved and textured ceiling, storage heater, entry phone, power points, fitted carpet.

KITCHEN

9'7 x 6'6 (2.74m'2.13m 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 extractor, space for washing machine and fridge/freezer, two built-in storage cupboards, part tiling to three walls, power points, laminate floor.

BEDROOM

12' (into wardrobes) x 9'3 (3.66m' (into wardrobes) x 2.74m'0.91m)

Double glazed window, coved and textured ceiling, range of fitted wardrobes, storage heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window, smooth plastered ceiling, suite comprising bath with controllable seat and independent shower unit above, wash hand basin and low flush toilet, heated towel rail, partly tiled walls, laminate floor.

EXTERIOR

LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

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



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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		
(15-40) D			(15-40) D		
(10-15) E			(10-15) E		
(7-10) F			(7-10) F		
1-6 G			1-6 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	