

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Dovestone Close, West Thurrock, Grays, RM20 3DF



£285,000

WILLIAMS and DONOVAN are pleased to offer for sale this lovely two bedroom, two bathroom 1st floor apartment situated on the modern Renovo development within easy proximity of Lakeside Shopping Centre and retail parks. With a long lease, the property benefits from having a 23' 5" kitchen/family room; bedroom one with ensuite; further double bedroom; balcony; allocated parking for one vehicle with further permit parking for guests and would make an ideal FIRST TIME BUY or BUY TO LET investment.

EPC rating - B. Our ref: 15834

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Dovestone Close, West Thurrock, Grays, RM20 3DF

Accommodation comprises:

Entrance via security entry phone/key fob to:

COMMUNAL HALL

Stairs to all floors. Personal entry door to:

HALLWAY 14' 8" x 10' 5" reducing to 3' 5" (4.47m x 3.18 > 1.04m)

Skimmed ceiling. Two built in storage cupboards, one of which has space and plumbing for washer/dryer. Radiator. Amtico flooring. Doors to:

KITCHEN/FAMILY ROOM 23' 5" x 10' 5" (7.14m x 3.18m)

Skimmed ceiling with spotlight insets. UPVC double glazed window to rear aspect. UPVC double glazed door to BALCONY. Range of high gloss base, eye level and floor to ceiling units with roll edged working surfaces and matching upstands. Inset stainless steel sink with chrome mixer tap. Inset 4 ring electric hob with extractor hood over and electric oven under. Integrated fridge. Integrated freezer. Integrated dishwasher. Two radiators. Amtico flooring.



BALCONY 9' 6" x 4' 8" (2.9m x 1.42m)

With obscure glass and chrome balustrade. Astro turf.



BEDROOM ONE 12' 3" x 10' 8" (3.73m x 3.25m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Radiator. Door to:



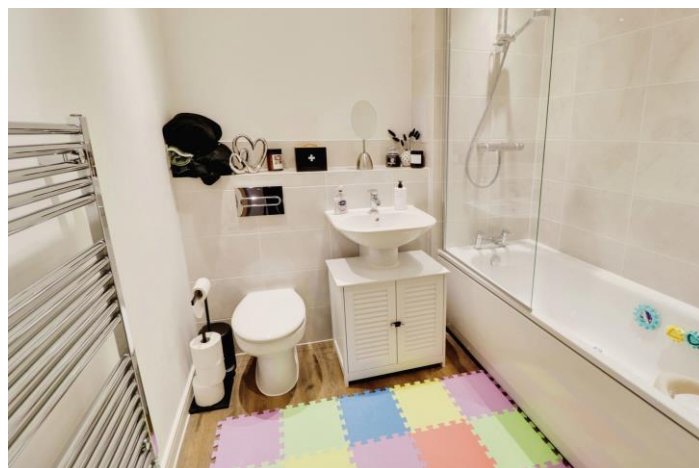
ENSUITE 7' x 5' 1" (2.13m x 1.55m) Skimmed ceiling with spotlight insets. Three piece white suite comprising enclosed w/c, wall mounted hand wash basin with chrome mixer tap and double shower cubicle. Chrome heated ladder style towel rail. Amtico flooring.



BEDROOM TWO 12' 5" x 9' (3.78m x 2.74m) Skimmed ceiling. Double glazed window to rear aspect. Radiator.



BATHROOM 7' 2" x 6' 4" (2.18m x 1.93m) Skimmed ceiling with spotlight insets. Three piece white suite comprising enclosed w/c, pedestal mounted hand wash basin with chrome mixer tap and panelled bath with chrome mixer tap and shower over. Part tiled walls. Chrome heated ladder style towel rail. Amtico flooring.



OUTSIDE OF PROPERTY:

Communal Grounds. Allocated parking space. Further permit parking for guests.



Agent's Note:

Lease length - 996 years approx.

Service Charge - £1,507.18 per annum

Buildings Insurance - £321.77 per annum

Ground Rent - £250 per annum

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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