



GRIFFIN
THE PROPERTY PEOPLE



£210,000* fees apply

Rawlyn Close, Chafford Hundred, Grays, RM16 6BS

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*** Guide Price £210,000- 220,000 ***

Griffin are delighted to offer for sale this two bedroom GROUND floor flat situated in this well maintained block and is also well placed for access to Chafford Hundred C2C station which is on the Southend to London Fenchurch Street Line, local shops and Lakeside Shopping centre.

The property benefits from having, allocated parking, double glazing, GOOD SIZED BEDROOMS, and is also offered with NO ONWARD chain. Only by viewing can this property be fully appreciated, and we would therefore recommend viewing at your earliest convenience to avoid disappointment.

Call the Griffin sales team today on 01375 382666!

Lounge

14'9 x 12'3 (4.50m x 3.73m)

Kitchen

12'3 x 5'8 (3.73m x 1.73m)

Bedroom One

11'2 x 8'7 (3.40m x 2.62m)

Bedroom Two

11'2 x 6'8 (3.40m x 2.03m)

Bathroom

7'1 x 5'8 (2.16m x 1.73m)

Allocated Parking

Communal Gardens

Lease Details

Remaining Lease: 104 Years remaining approx.

Service Charge: £1150 approx.

G/Rent: £150 approx.

Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the

measurements before committing to any expense.

5. Referral Fees - Please note a referral fee of up to £400.00 including VAT per transaction could be received from any referred solicitor upon completion.

5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD (Our Official Removal Partner).

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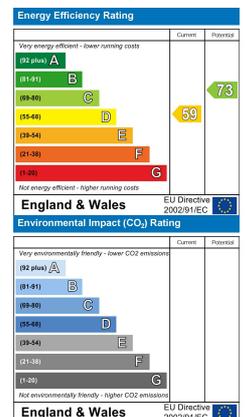
5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Buyers reservation fee information

Griffin Grays provide a reservation fee service to protect both our buyers and our vendors from being gazumped or gazundered.

A reservation fee is very similar to putting a holding deposit down when renting a property. It is a payment made by a buyer to provide exclusive rights to buy a property, under certain conditions and at an agreed price. The reservation fee is set at £1,000 for properties available through us Full terms and conditions are available at the office or can be sent to you via email upon request.



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