



GRIFFIN
THE PROPERTY PEOPLE



College Close

, Grays, RM17 5UP

Guide price £185,000



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Communal Hallway

Inner Hall

Lounge/Kitchen

17'6 x 14'10 (5.33m x 4.52m)

Bedroom

13'2 x 12'4 (4.01m x 3.76m)

Bathroom

9'7 x 5'4 (2.92m x 1.63m)

Permit Parking

Sales Disclaimer 1

MONEY LAUNDERING REGULATIONS Anti-Money Laundering. We are required to carry out due diligence on all customers in order to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Please be aware you will be charged £120 including VAT to produce the required document through our chosen third-party AML provider. You agree to provide us with any documentation we may require for this purpose. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

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

Griffin Residential Group provide a reservation fee service (Griffin Rightbuyer Protection) 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

a minimum of £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. This service is provided by a third party company and is at the request of our selling client. The reservation fee is refunded to the buyer upon completion of the transaction.

Griffin Estate Agents also offer a professional, ARLA accredited Lettings and Management Service. If you are considering renting your property in order to purchase, are looking at buy to let or would like a free review of your current portfolio then please call the Lettings team on the number shown above.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of up to £400 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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).

Sales Disclaimer 2

Ground rent and service charge are subject to review (Service charge usually annually). Interested parties are urged to make their own enquiries to their conveyancers regarding this. Charges are correct at the time of the advert appearing live and have been supplied by the current owner.

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Material Information

Please find below information. Please also refer to the sprift property information report.

Tenure: Leasehold

Lease Remaining: 150 years approx

Service Charge: £1256.69 per annum approx

Ground Rent: £0 vendor advised

Council Tax Band: B

Flood Risk: Low

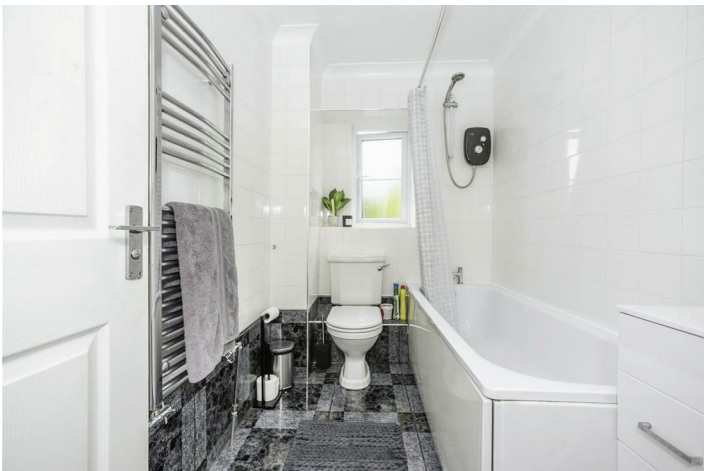
Conservation Area: No

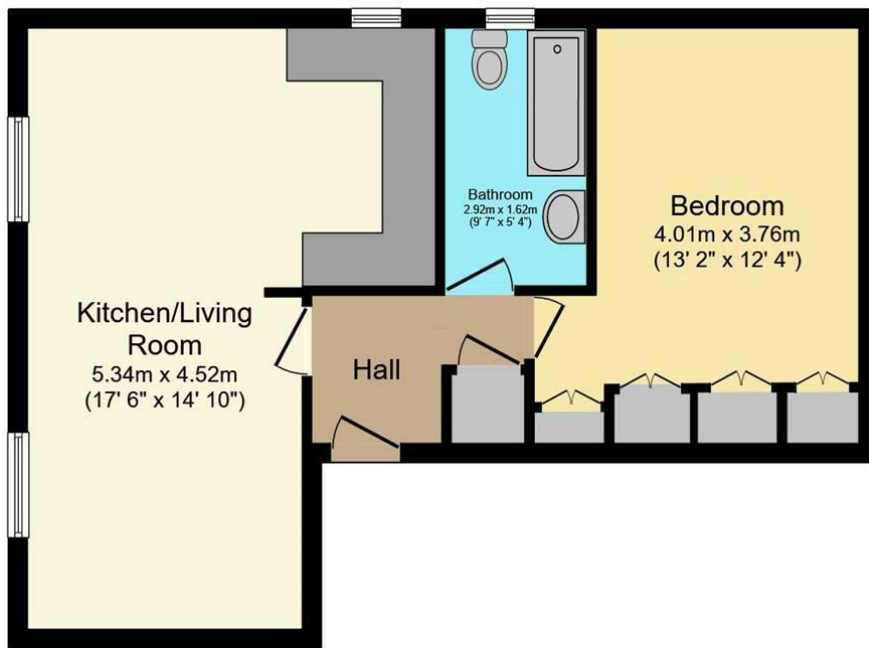
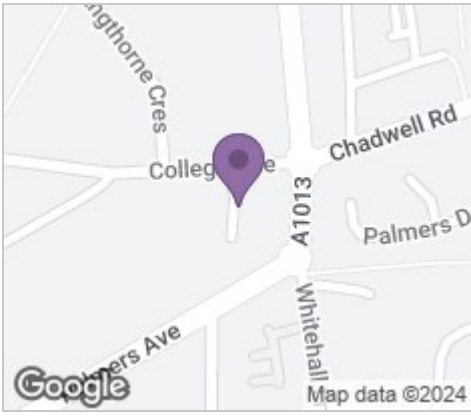
Electric: Mains

Gas: Mains

Water: Mains

Sewerage:





Total floor area 50.7 m² (546 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Grays Sales Office on 01375 397872 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.