



Kempsters

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ESTATE AGENTS

Flat 1 Wyvern House
Bridge Road Grays RM17 6RS

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Asking price
£160,000

This well presented one bedroomed ground floor flat is situated within easy walking distance of Grays town centre and c2c train station. features include a bright lounge, fitted kitchen, double bedroom with fitted wardrobes, stylish bathroom, permit parking for two vehicles and approx 87 years remaining on lease.



- Well Maintained Throughout
- Bright Lounge
- Fitted Kitchen
- Double Bedroom With Fitted Wardrobes
- Stylish Bathroom
- Permit Parking For Two Vehicles
- Approximately 87 Years Remaining On Lease

ENTRANCE HALL

Coved and textured ceiling, entry phone, power point, vinyl flooring.

LOUNGE

15'3 x 9'6 (4.65m x 2.90m)

Double glazed square bay window, coved and textured ceiling, dado rail, two wall mounted electric heaters, power points, vinyl flooring.

KITCHEN

9'11 x 6'6 (3.02m x 1.98m)

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 canopy with extractor, space for washing machine and fridge/freezer, two built-in storage cupboards, part tiling to three walls, power points, vinyl flooring.

BEDROOM

12'6 x 8'8 (3.81m x 2.64m)

Double glazed window, smooth plastered ceiling, range of fitted wardrobes with mirrored doors, wall mounted electric heater, power points, fitted carpet.

BATHROOM

Opaque double glazed window, coved and textured ceiling, suite comprising bath with independent shower unit above, shower screen, pedestal wash hand basin and low flush toilet, partly tiled walls, extractor fan, vinyl flooring.

EXTERIOR

Communal gardens, permit parking for two vehicles.

LEASE DETAILS, SERVICE CHARGES AND COUNCIL TAX

Approximately 87 years remaining on lease

Ground Rent: £500 per year

Service Charges: £1289 per year

Council tax: Band B





HOOVER



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37 Orsett Road Grays, Essex RM17 5DS • Tel: 01375 394 732 • Email: sales@kempsters.com

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential	Current	Potential
Very energy efficient - lower running costs 103 kWh A			Very environmentally friendly - lower CO ₂ emissions 82 g/kWh A	
101-101 B			81-81 B	
100-100 C			100-100 C	
100-100 D			100-100 D	
100-100 E			100-100 E	
100-100 F			100-100 F	
100-100 G			100-100 G	
All 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