



Hogg Lane, Grays, RM17 5QQ

Offers In Excess Of £220,000



****CHAIN FREE - STUNNING APARTMENT WITH A BALCONY, WITHIN GATED DEVELOPMENT AND ALLOCATED PARKING****

OC Homes is delighted to offer this well-presented two-bedroom apartment on the second/top floor, finished to a high standard. The property boasts a spacious open-plan lounge with a contemporary fitted kitchen, which leads onto a large balcony. Two double bedrooms with the master bedroom benefiting from an en-suite shower room, in addition to a family three-piece bathroom suite.

You also have access to a communal garden and benefit from an allocated parking space. Situated in a sought-after location and ideally located within walking distance to the town centre. Other local amenities include the Lakeside Shopping Centre with a variety of shops, bars, and restaurants.

0.2 miles from Grays Station (c2c Line). The property has recently had its lease extended which now stands at 187 years.

Offered chain-free, the property is ideal for a first buyer or buy-to-let investor and is sure to attract a lot of interest.

Viewing

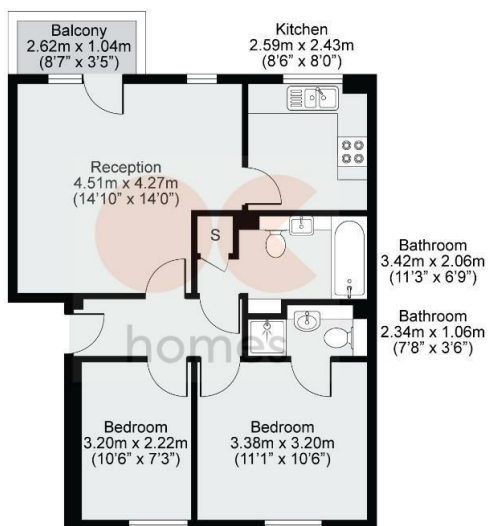
Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

- LONG LEASE OF 187 YEARS
- GATED DEVELOPMENT
- ALLOCATED PARKING
- LOCATED CLOSE TO GRAYS STATION
- SUPERB CONDITION THROUGHOUT
- PRIVATE BALCONY
- TOP/SECOND FLOOR FLAT
- CHAIN FREE



Kingfisher Heights, Essex, RM17

Approx. Gross Internal Area = 56.2sqm / 604.9sqft



Second Floor



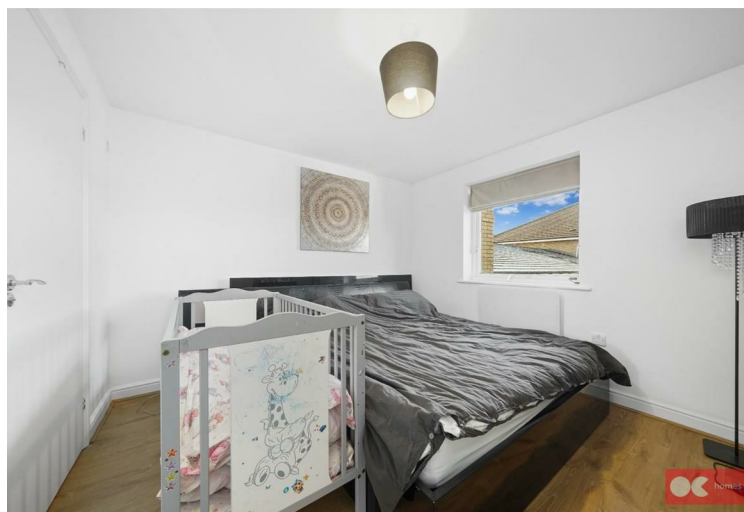
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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