

35 Collier Court Crammavill Street Grays RM16 2AZ

£135,000







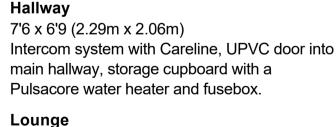


Richard Poyntz is truly excited to offer this most attractive One Bedroom Retirement Flat is situated in a popular and sought-after Retirement Complex. The property boasts NO ONWARD CHAIN and has communal areas including a kitchen, lounge, and a laundry room. The flat is complimented by a spacious entrance hallway, one bedroom, kitchen, and bathroom (with emergency pullcords), close to shops and bus routes.









19'1 x 10'6 (5.82m x 3.20m)

Double glazed window to the rear, storage heater, electric fire fitted to the wall, light fittings to the ceiling, carpet, Careline Cord as well.





Kitchen

6'6 x 7'6 (1.98m x 2.29m)

Electric hob with extractor over, oven at eye level, fitted worksurfaces with chrome taps, drainer to the side, double-glazed window to the rear, plug sockets, doorway to the entrance of the kitchen.

Bedroom One

18' x 9'2 (5.49m x 2.79m)

Double glazed window, fitted wardrobes, storage radiators, Careline Cord

Bathroom

Wc with heated towel rail above, heater, shower with chrome mixer taps, sink with storage below

Agents Notes

Service Charge - £2,988.43 per annum Ground Rent - £385.00 per annum Approximately 109 years left on the Lease





Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided. The Agent will not be responsible for any loss other than what specific written confirmation has been requested.
Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts
Tel No: 01268 699 599 Fax: 01268 699 080 Email: rp@ richard poyntz. com

Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island \$58 9PA

Partners: Richard P. Poyntz F.N.A.E.A, James R. Poyntz M.N.A.E.A, Anna L. Poyntz & Sara Poyntz • V.A.T No: 731 4287 45

Richard Poyntz & Co (Partnership) is an introducer appointed representative of Stonebridge Mortgage Solutions Ltd for mortgage and insurance introductions.

Stonebridge Mortgage Solutions Ltd is authorised and regulated by the Financial Conduct Authority.