



*35 Collier Court Crammavill
Street*



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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.



Hallway

7'6 x 6'9 (2.29m x 2.06m)

Intercom system with Careline, UPVC door into main hallway, storage cupboard with a Pulsacore water heater and fusebox.

Lounge

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



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Tel No: 01268 699 599 | Fax: 01268 699 080 | Email: rp@richardpoyntz.com
Registered Office: Richard Poyntz & Company, 11 Knightswick Road, Canvey Island SS8 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
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