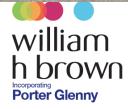


Lodge Lane, North Grays, Grays RM16 2TP



welcome to

Lodge Lane, North Grays Grays

Boasting a new home feel, this delightful two bedroom split level apartment is located within an impressive North Grays character building and offers NO UPWARD CHAIN with keys held for viewings. A new 999 year lease has been granted (from Sept 1999) and SHARE OF THE FREEHOLD.















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

Entrance Hallway

Lounge

15' x 14' 5" into bay (4.57m x 4.39m into bay)

Kitchen 7' x 8' 4" (2.13m x 2.54m)

Bedroom One

9' 8" max x 18' 2" restricted head height (2.95m max x 5.54m restricted head height

Bedroom Two 14' 11" max x 10' 11" (4.55m max x 3.33m

Bathroom

)

Communal Garden

Parking To Front

welcome to

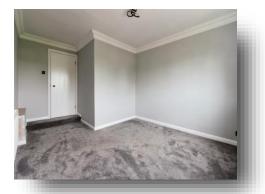
Lodge Lane, Noth Grays Grays

- NO UPWARD CHAIN
- NO SERVICE CHARGE OR GROUND RENT PAYABLE
- TWO BEDROOM SPLIT LEVEL APARTMENT
- LARGE COMMUNAL GARDEN
- PARKING TO FRONT

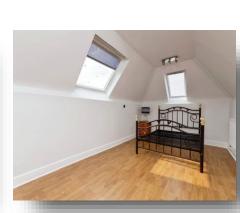
Tenure: Leasehold EPC Rating: D

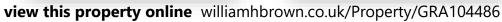
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Sep 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000











Property Ref:

GRA104486 - 0010

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown Glenny



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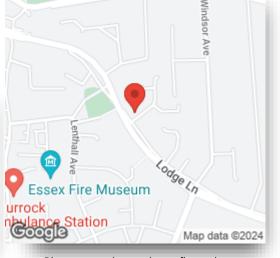


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Long Ln

Please note the marker reflects the postcode not the actual property