



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.





First Floor



Second Floor

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

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

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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GRA104486



Property Ref:
GRA104486 - 0010

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

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