



Timber Court, Grays RM17 6PW

welcome to

Timber Court, Grays

PUBLIC NOTICE: 63 Timber Court, Grays, Essex RM17 6PW. We are acting in the sale of the above property and have received an offer of £155,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: D.



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NO CHAIN - KEYS HELD. Boasting a one bedroom ground floor apartment would be a great investment or first time purchase. Located on a riverside development within approximately half a mile of Grays town and train station. Requires some updating internally.

Entrance Hall

Lounge

9' 6" x 15' 5" (2.90m x 4.70m)

Kitchen

6' x 9' 4" (1.83m x 2.84m)

Bedroom One

12' 3" x 9' 4" (3.73m x 2.84m)

Bathroom

Communal Gardens

Allocated Parking



view this property online williamhbrown.co.uk/Property/GRA104841



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Timber Court, Grays

- NO CHAIN & KEYS HELD
- ONE BEDROOM GROUND FLOOR APARTMENT
- RIVERSIDE DEVELOPMENT
- HALF A MILE FROM GRAYS STATION
- REQUIRES SOME UPDATING

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£140,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
GRA104841 - 0011

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.

William H Brown Corp 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**
Incorporating
**Porter
Glenny**



01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk