

**Southwell Close, Chafford Hundred Grays RM16 6AZ** 



## welcome to

## **Southwell Close, Chafford Hundred, Grays**

Spacious three double bedroom top floor apartment located in 'The Quadrangle' on Chafford Hundred. The Living space consists of a open plan Kitchen/Dining area and lounge with twin French doors leading onto the balcony which can be used for outside dining.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### **Entrance Hall**

## Lounge/Kitchen

31' 5" x 14' 5" ( 9.58m x 4.39m )

#### **Bedroom One**

15' 7" x 10' 3" ( 4.75m x 3.12m )

#### **Bedroom Two**

10' 5" x 9' 7" ( 3.17m x 2.92m )

#### **Bedroom Three**

10' 1" x 9' 9" ( 3.07m x 2.97m )

#### **Bathroom**

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## **Southwell Close, Chafford Hundred Grays**

- THREE DOUBLE BEDROOMS
- TOP FLOOR APARTMENT
- OPEN PLAN LOUNGE/KITCHEN
- FRENCH DOORS TO BALCONY
- HALE A MILE TO C2C STATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1200.00

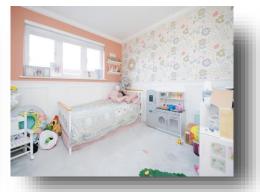
Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## guide price

# £300,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/GRA105462



Property Ref: GRA105462 - 0006 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.





01375 374444



grays@williamhbrown.co.uk



1 Orsett Road, GRAYS, Essex, RM17 5DA



williamhbrown.co.uk

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