

## 89 LEWES CLOSE

GRAYS, RM17 6QH

£245,000  
LEASEHOLD

Thomas Marsh are favoured with instruction on this STUNNING TWO BEDROOM GROUND FLOOR RIVER FRONT APARTMENT, situated in a CUL-DE-SAC turning within WALKING DISTANCE TO GRAYS C2C STATION. This MODERN APARTMENT boasts a MODERN KITCHEN & BATHROOM, SECURE ENTRY and RESIDENTS PARKING. In our opinion this property would make a PERFECT STARTER HOME or an ideal BUY TO LET INVESTMENT.

**tm**  
thomas marsh



# 89 LEWES CLOSE

- Riverside Apartment • Ground Floor • Modern Bathroom & Kitchen • Ideal First Buy • Close To Grays Town Centre • Security Entry Phone System • New Storage Heaters Installed • Double Glazing • Allocated Parking

Reception/Kitchen

Bathroom

Bedroom

Bedroom 1 (main)

Dressing Room



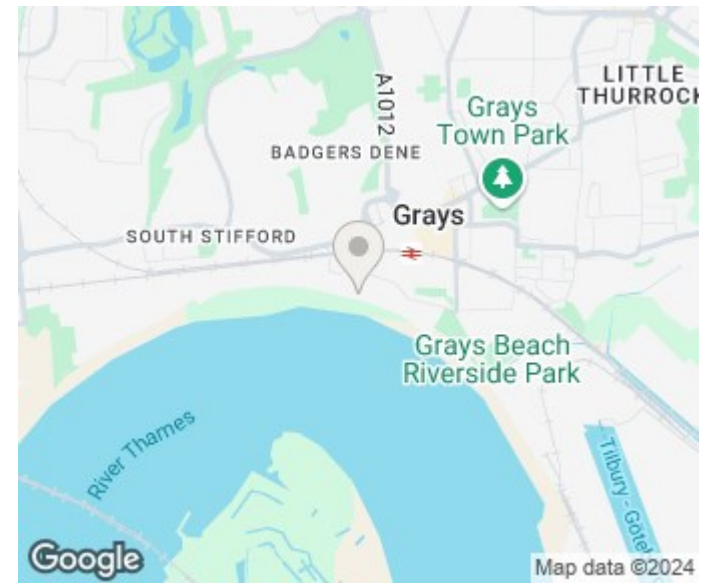
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## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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