



Grays £185,000



23 Wharf Road, Grays, Essex, RM17 5YX

A delightful one bedroom maisonette with parking and garden conveniently situated for the C2C railway station and all local amenities which benefits from no onward chain. EPC: D.

- ❖ LOUNGE/DINING ROOM
- ❖ BEDROOM
- ❖ REAR GARDEN
- ❖ CLOSE TO GRAYS C2C RAILWAY STATION
- ❖ EARLY VIEWING ADVISED
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ ALLOCATED PARKING FOR ONE VEHICLE
- ❖ NO ONWARD CHAIN

Double glazed door to:

LOUNGE 13' 11" x 11' 9" (4.24m x 3.58m)

Double glazed window to front. Electric heater. Fitted carpet. Power points. Open to:

DINING AREA 12' 0" x 9' 9" (3.65m x 2.97m)

Electric heater. Fitted carpet. Power points. Built in storage cupboard.

INNER HALL

Fitted carpet. Airing cupboard with lagged hot water tank

KITCHEN 8' 9" x 5' 5" (2.66m x 1.65m)

Double glazed window to rear. Electric wall heater. Vinyl flooring. Power points. Range of base and eye level cupboards with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Splashbacks.



BEDROOM ONE 9' 6" x 9' 0" (2.89m x 2.74m)

Double glazed window to rear. Electric heater. Fitted carpet. Power points. Wardrobe recess.

BATHROOM

Obscure double glazed window. Electric wall heater. Vinyl flooring. White suite comprising of concealed cistern WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls.

REAR GARDEN

The rear garden is accessed via a side gate with tiled patio area leading to artificial lawn.

ALLOCATED PARKING

Allocated parking for one vehicle.

PROPERTY DETAILS

Tenure: Leasehold 125 years from 1st October 1989. Ground rent: Peppercorn. (None paid). Maintenance/service charges: None paid. Thurrock Council Tax Band: B. EPC: D.



AGENTS NOTE

1. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We may receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.

3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.

4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.

5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		