



Conway Gardens, Grays, Essex

Price: Offers In Excess Of: £75,000

Leasehold

Conway Gardens, Grays, Essex, RM17 – NO ONWARD CHAIN!

Property Details:

LOOKING FOR A GREAT BUY TO LET INVESTMENT ??? THEN LOOK AT THIS!! A super studio flat located a short walk to the Station and Grays Town Centre with its large shopping centre and high street and everything you could possibly need within walking distance. The property is in need of updating and would make a good rental investment or first home, once it has been renovated. Comprising of a lounge / bedroom, separate bathroom and separate kitchen. This is a really nice development with young families, city workers and a few retired folk living here too. Easy access to A13 & M25 and a short drive to the popular Lakeside Shopping Centre. The C2C line from Grays will take you into London Fenchurch Street in approx. 40 minutes. Don't miss out this is an absolute little Gem!. NO ONWARD CHAIN!

Property details:

Entrance to property from Communal secure entrance and stairs to all floors

Communal Hallway: Entrance from the communal hallway into: .

Living / Bedroom: 15'7" x 10'11": Single glazed windows to front aspect. Electric wall heater. Door entry phone. Vinyl tile flooring. Door to kitchen and door to bathroom.

Bathroom: 7'8" x 5'7": Single glazed frosted window to side aspect. Panel bath with shower over. Low level W.C. and hand basin. Large airing cupboard housing Brand New Hot Water Tank. Vinyl tile flooring.

Kitchen: 8'0" x 7'9" Single glazed window to front aspect. .Base and wall units. Stainless steel sink with drainer. Space for washing machine. Space for under counter fridge/freezer. Vinyl tiled flooring.

Outside:

Parking:

Non allocated parking in communal car park. Communal green areas with established trees and shrubs.

Council Tax: A **Lease:** 61 years remaining, **Ground rent:** £120 pa- **Maintenance/service charge:** £ 851.97pa..
Total floor area: 26m2 (279 ft2)



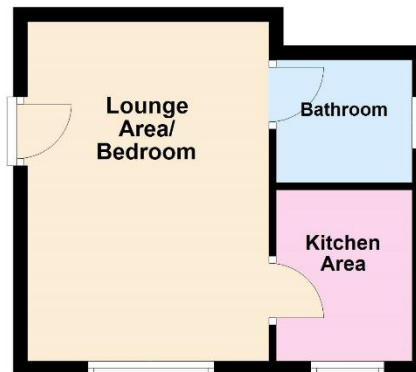


Disclaimer
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



- Studio Apartment
- Kitchen
- Bathroom
- Lounge Area / Bedroom
- Communal Permit Parking
- Close to Station & Shopping Centre
- 61 years on Lease
- CASH BUYERS ONLY
- NO ONWARD CHAIN

First Floor Flat



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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