



St. Leonards Close, Grays RM17 6GT

welcome to

St. Leonards Close, Grays

****GUIDE PRICE £170,000 - £180,000****

972 YEAR LEASE & NO UPWARD CHAIN. A very well presented one bedroom first floor apartment located in a convenient spot near Grays C2C line and town centre! Consisting of one double bedroom, dual aspect lounge, fitted kitchen and bathroom! CAR PORT. KEYS HELD!



Entance Hall

Lounge

10' x 20' 5" (3.05m x 6.22m)

Kitchen

6' 11" x 7' 9" (2.11m x 2.36m)

Bedroom One

8' 8" x 9' 3" (2.64m x 2.82m)

Bathroom

Communal Gardens

Carport



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St. Leonards Close, Grays

- NO UPWARD CHAIN
- ONE BEDROOM FIRST FLOOR APARTMENT
- CONVENIENT FOR GRAYS C2C STATION
- DUAL ASPECT LOUNGE
- CARPORT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1332.00

Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the postcode not the actual property

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Property Ref:
GRA105119 - 0008

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.

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