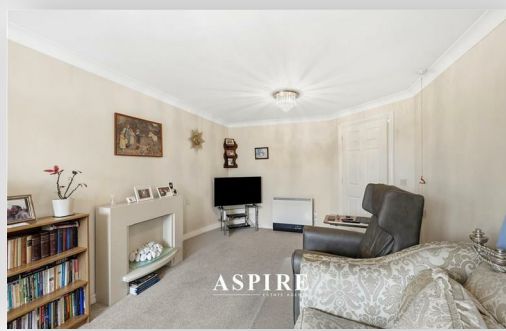


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## Crammavill Street, Grays Offers in excess of £150,000

This well-presented retirement apartment is offered to the market in good condition throughout and benefits from no onward chain, allowing for a smooth and straightforward purchase.

The property offers spacious and well-proportioned accommodation, providing comfortable, secure and low-maintenance living ideally suited to retirement. The layout has been thoughtfully designed to maximise both space and practicality.

Residents also benefit from a welcoming communal lounge area — perfect for socialising with neighbours or relaxing outside of the apartment — as well as the added reassurance of an on-site manager.

Conveniently located within walking distance of local shops and regular bus routes, the apartment is perfectly positioned for easy access to everyday amenities and transport links, making it ideal for those seeking both independence and convenience.

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## **ENTRANCE HALL**

Smooth ceiling, storage cupboard.

## **BATHROOM**

Smooth ceiling, double walk in shower, low level wc, pedestal sink.

## **BEDROOM**

15'8 x 9'4 (4.57m'2.44m x 2.74m'1.22m)

Double glazed window to the rear, smooth ceiling, electric radiator, built in wardrobes.

## **LOUNGE**

19'4 x 10'7. (5.79m'1.22m x 3.05m'2.13m.)

Double glazed window to the rear, smooth ceiling, electric radiator, electric fireplace.

## **KITCHEN**

7'8 x 3'11 (2.13m'2.44m x 0.91m'3.35m)

Double glazed window to the rear, smooth ceiling, sink and drainer, cooker and hob, vinyl flooring.

## **DINING ROOM**

8'8 x 8'7 (2.44m'2.44m x 2.44m'2.13m)

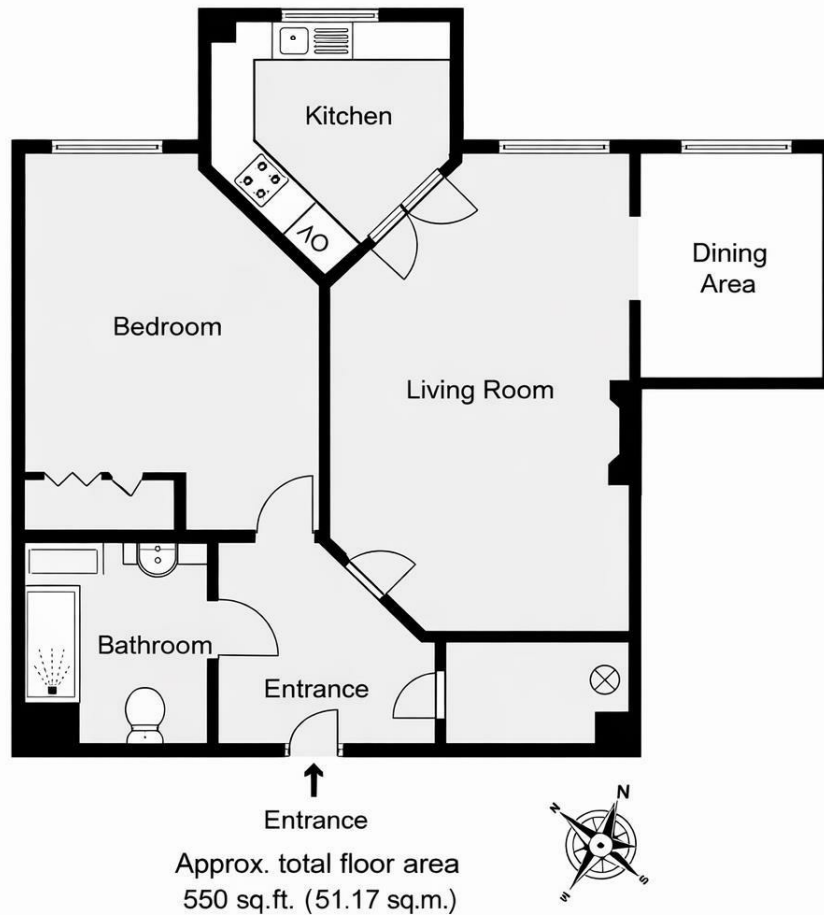
Double glazed window to the rear, smooth ceiling, electric radiator.

## **FRONT OF THE PROPERTY**

One allocated parking space, visitors spaces also available, communal gardens.

## **OTHER INFORMATION**

Laundry room and communal lounge inside the building.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.