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today on 01268 777400**



## **Crammavill Street, Grays Asking price £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)

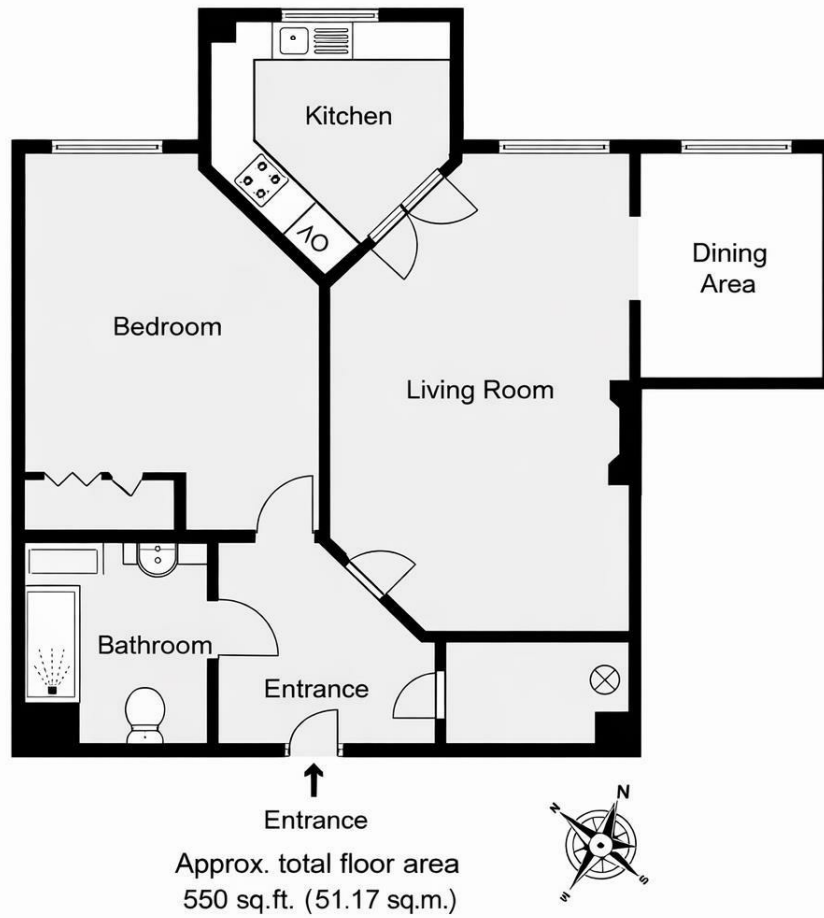
Double glazed window to the rear, smooth ceiling, electric radiator.

## **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	



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