



## 109 ST. LEONARDS CLOSE

GRAYS, RM17 6GT

£190,000  
LEASEHOLD

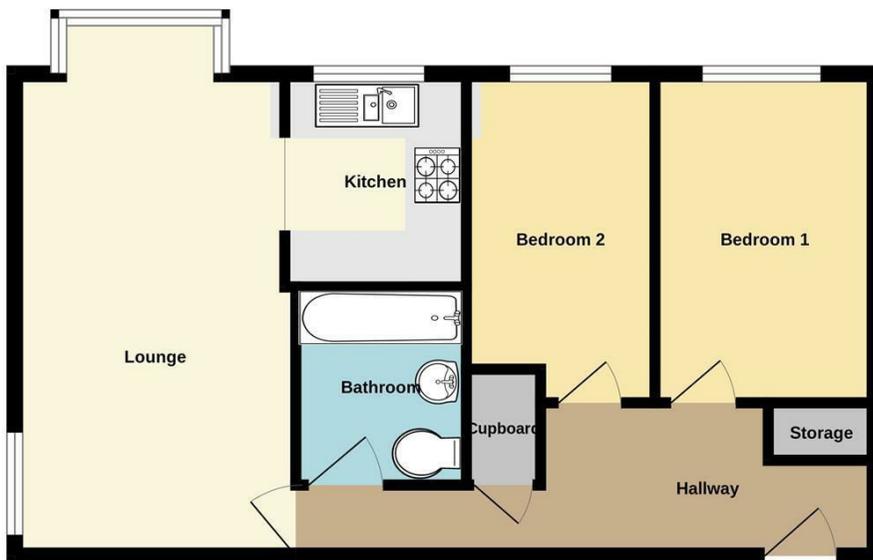
Located in the lovely area of St. Leonards Close, Grays, this charming property offers an ideal combination of comfort and convenience. Featuring two well-sized bedrooms, it is perfect for small families, couples, or individuals seeking a peaceful retreat. The home includes a welcoming reception room, providing a cozy space for relaxing or entertaining guests.

The bathroom is thoughtfully designed to balance practicality and style. Built between 2000 and 2009, the property benefits from modern construction standards, offering a contemporary living experience.

A key highlight is the allocated parking space, providing a secure and convenient spot for your vehicle—an essential feature in today's busy lifestyle.

**tm**  
thomas marsh

### Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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