



Grays £169,000



27 St. Leonards Close, Grays, Essex, RM17 6GT

A one bedroom ground floor apartment situated on the River Thames yet close to Grays C2C Railway station which offers no onward chain. EPC: C.

❖ COMMUNAL ENTRANCE

❖ ONE BEDROOM

❖ LOUNGE

❖ NO ONWARD CHAIN

❖ ENTRANCE HALL

❖ BATHROOM

❖ KITCHEN

❖ COMMUNAL GROUNDS

ENTRANCE HALL

Communal entrance leading to entrance hall. Laminate flooring,. Entry phone system. Two storage cupboards.

LOUNGE 17' 8" x 10' 3" (5.38m x 3.12m)

Double glazed windows to front and side. Electric heater. Coving to ceiling. Laminate flooring. Power points. Open to:

KITCHEN 7' 11" x 7' 1" (2.41m x 2.16m)

Double glazed window to front. Inset lighting to ceiling. Tiled flooring. Power points. Base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Tiled splashbacks.

BEDROOM 8' 9" x 8' 8" (2.66m x 2.64m)

Double glazed window to front. Electric heater. Fitted carpet. Power points.

BATHROOM

Inset lighting to ceiling. Tiled flooring. White suite comprising of panelled "P" shaped bath with shower over. Pedestal wash hand basin. Low flush W.C. Tiling to walls.



COMMUNAL GROUNDS

Lawns with flower and shrub beds. Path. Bin area. Visitor parking.

ALLOCATED PARKING

Allocated parking for one vehicle.

PROPERTY DETAILS

Tenure: Leasehold 999 years from 1st December 1997. Ground rent: £240 p.a. Increasing. Maintenance/Service charges: £1332 p.a. Thurrock Council Tax Band: B EPC: C. Please note: The photographs being used are from a previous advertising campaign.



AGENTS NOTE

1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



Energy rating and score

This property’s energy rating is C. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor