
35 Bull Close
RICHARD
POYNTZ

35 Bull Close
Grays
RM16 6PN

£200,000

2 1 1

Excellent project property for First Time Buyers or Investors alike.

Located in a great area with train stations within easy reach, schools and other amenities within walking distance.

Whilst the property is an ex-rental and has an up to date electrical certificate,it does require refurbishment. The flat is fully electric and comes with the added bonus of not only a single garage, but also with allocated parking.

Offered on a Leasehold basis with 93 years still outstanding on the lease, no ground rent and an annual service charge of £169.63 pcm. The communal hallway is about to undergo some refurbishment.





Hall
10'2" x 2'11" (3.1 x 0.9)
Access to all rooms (kitchen via lounge/diner) with additional storage cupboard

Bathroom
6'6" x 6'4" (2 x 1.95)
Fully tiled walls, vinyl flooring, white three piece ceramic bathroom suite with gravity fed shower attachment over bath

Bedroom 2
7'0" x 8'6" (2.15 x 2.6)
Built-in storage which also contains the water cyclinder

Bedroom 1
10'2" x x 9'2" (3.1 x x 2.8)
Additional built-in storage

Kitchen
7'2" x 7'6" (2.2 x 2.3)
Range of built in cupboards with sapce for white goods

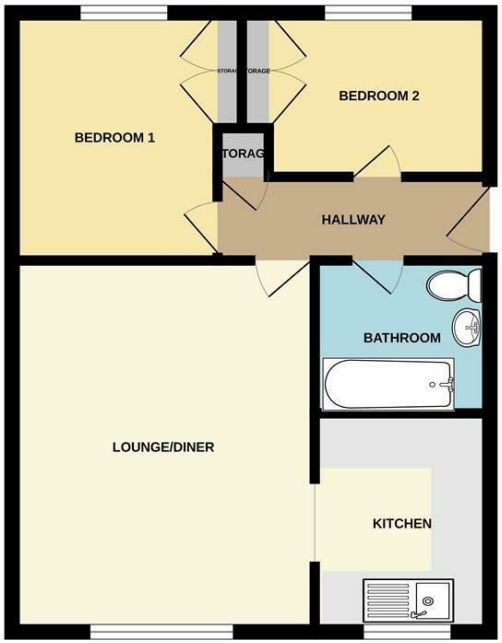
Lounge/Diner
14'1" x 11'9" (4.3 x 3.6)
Window to the front of the block, overlooking the garage, access to kitchen







GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.6 sq.m.) approx.

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