



Grays Offers in Excess of



123 Lewes Close, Grays, Essex, RM17 6QR

ENTRANCE HALL 10' 7" x 6' 4" (3.22m x 1.93m)

Loft access. Doors to various rooms. Built in airing cupboard.
Wood flooring.

LOUNGE/DINER 16' 3" x 10' 2" (4.95m x 3.10m)

Double glazed windows to front and side. Storage heater.
Wooden flooring. Archway to Kitchen.

KITCHEN 10' 6" x 5' 11" (3.20m x 1.80m)

Double glazed window to front. Matching wall and base units. Roll
edge work surfaces. Hob with extractor above. Single drainer sink
unit with mixer tap. Plumbing for washing machine.

BEDROOM ONE 10' 7" x 10' 2" (3.22m x 3.10m)

Double glazed window with electric heater beneath. Laminated
wood effect flooring. Sliding fitted mirrored wardrobes.

BEDROOM TWO 7' 8" x 7' 2" (2.34m x 2.18m)

Double glazed window. Electric heater. Wooden flooring. Sliding
fitted mirrored wardrobes.



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BATHROOM 6' 5" x 5' 6" (1.95m x 1.68m)

Fully tiled walls and floor. Panelled bath with electric shower over. Pedestal wash hand basin with mixer tap. Low flush W.C.

EXTERIOR

The property has an allocated parking space and communal gardens.

PROPERTY DETAILS

Lease remaining: Approx 163 years.

Ground rent: £300 approx per year

Service Charges: £1,000 approx per year



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later 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 believe 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		