



Grays £225,000



103 St Leonards Close, Grays, Essex, RM17 6GT

RIVER VIEWS FROM THIS TWO BEDROOM FIRST FLOOR FLAT. SITUATED CLOSE TO GRAYS TRAIN STATION. IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT. ALSO COMES WITH ALLOCATED PARKING SPACE. THE VENDOR HAS ALSO FOUND A PROPERTY! VIEWING ADVISED. EPC: C.

- ❖ TWO GOOD SIZED BEDROOMS
- ❖ DOUBLE GLAZED
- ❖ LOUNGE/DINER
- ❖ FIRST FLOOR
- ❖ CLOSE TO GRAYS TRAIN STATION
- ❖ RIVER VIEWS
- ❖ STORAGE HEATING
- ❖ THREE PIECE BATHROOM SUITE
- ❖ ALLOCATED PARKING SPACE

ENTRANCE HALL

Entrance door to entrance hall. security entry phone system. storage heater. coving to ceiling. doors to various rooms. 2 storage cupboards (one housing hot water system).

BEDROOM ONE 13' 1" x 8' 6" (3.98m x 2.59m)

With double glazed window to rear overlooking the River Thames. electric heater. coving to ceiling. laminated flooring.

BEDROOM TWO 12' 10" x 8' 4" (3.91m x 2.54m)

(Measurements are max). Double glazed window to the rear overlooking the River Thames. electric heater. coving to ceiling. laminated flooring.

BATHROOM 7' 0" x 5' 6" (2.13m x 1.68m)

Panelled bath with mixer tap and shower attachment. shower screen. pedestal wash hand basin. close coupled w.c. part tiled walls. tiled flooring. electric wall mounted heater. extractor.

LOUNGE/DINER 20' 6" x 9' 11" (6.24m x 3.02m)

(Measurements are max and into the bay window) Double glazed bay window to rear overlooking the River Thames. further double glazed window to side. storage heater. laminated flooring. archway leading to fitted kitchen.



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FITTED KITCHEN 7' 9" x 7' 1" (2.36m x 2.16m)

Matching wall and base units. Roll edge work surfaces with inset 1 1/2 single drainer sink unit with mixer tap. electric hob, extractor fan and built in oven. Tiled splash backs. Double glazed window to rear overlooking the River Thames.

EXTERIOR

There is an allocated parking space to the front and communal areas surround. Also close to children's play area which is visible from the lounge; kitchen and both bedrooms.

PROPERTY DETAILS

Lease remaining: Approx 976 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 C. It has the potential to be B.

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

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



All details are used only as a guide to the layout.
Plan produced using PlanUp.